



Notice of Public Exhibition



Pondicherry Precinct Planning Proposal

Exhibition Period: 9 April to 6 May 2024

Contact: Olivia Smith
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mail@camden.nsw.gov.au

Please forward any written submissions by 6 May 2024
Addressed the General Manager, attention to Olivia Smith



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NOTE: Documents 1-4, 9, 14 and 15 are available in hard copy. All other documents can be accessed via YourVoice Camden - <https://yourvoice.camden.nsw.gov.au/planning-proposals>.

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Exhibition Summary

NOTICE OF PUBLIC EXHIBITION - PONDICHERRY PRECINCT PLANNING PROPOSAL AND AMENDMENTS TO CAMDEN GROWTH CENTRE PRECINCTS DCP AND ORAN PARK DCP

Background/Council Decision

At its meeting on 13 December 2022, Council resolved to forward the draft Planning Proposal to the then Department of Planning and Environment for Gateway Determination and following receipt of a Gateway Determination, to publicly exhibit the draft Planning Proposal and draft Growth Centres Development Control Plan (DCP) and Oran Park DCP.

On 24 July 2023, Council received Gateway Determination for the Planning Proposal.

Proposal

The proposal applies to the 'Pondicherry Precinct'. Pondicherry is located within the South West Growth Area in the North West of the Camden LGA, as shown in Figure 1 below.



Figure 1: Pondicherry Precinct Location



The proposal seeks to rezone Pondicherry from RU1 Primary Production under the Camden Local Environmental Plan 2010 (Camden LEP 2010) to R2 Low Density Residential, R3 Medium Density Residential, B1 Neighborhood Centre, RE1 Public Recreation, SP2 Infrastructure and C2 Environmental Conservation under the State Environmental Planning Policy (Precincts- Western Parkland City) 2021 (Precincts SEPP).

The proposal is accompanied by amendments to Schedule 7 of the Camden Growth Centre Precincts Development Control Plan. The amendments include an Indicative Layout Plan (ILP), site specific figures and associated controls for Pondicherry.

Amendments are also proposed to the Oran Park Precinct ILP and SEPP maps to address interface and integration issues between the Oran Park and Pondicherry Precincts.

Exhibition

The Planning Proposal and supporting DCP amendments are on **public exhibition from Monday 8 April to Monday 6 May 2024**.

The Planning Proposal package can be viewed online on Council's 'Your Voice' page - <https://yourvoice.camden.nsw.gov.au/planning-proposals>

Hard copies of the Planning Proposal are also available for viewing at Council's Oran Park Administration Building and Camden, Narellan and Oran Park Libraries.

Submissions

Your comments on the Planning Proposal and draft DCP amendment are welcome. Written submissions must be received by **6 May 2024**. All submissions must:

- Reference PP/2021/4/1;
- Be addressed to the General Manager, attention to Olivia Smith;
- Clearly indicate the name and address of the person making the submission, and include a contact telephone number and email address (where available); and
- Detail your thoughts about the Planning Proposal and/or draft DCP.

There are 3 options for making a formal submission:

Option 1 - Email

Send an email to mail@camden.nsw.gov.au



Option 2- Mail

Post a letter addressed to:

The General Manager
(Att: Olivia Smith)
Camden Council
PO BOX 183
Camden NSW 2570

Option 3 – Online Submission

Go to YourVoice Camden – ‘Planning Proposals’ page and locate PP/2021/4/1 to complete the online form.

Any submissions received are considered public, however, a person may request to have their personal details suppressed. If you make a submission and have made political donations or gifts, a political donations and gifts disclosure form must be completed.



PRIVACY NOTICE & DISCLOSURE OF POLITICAL DONATIONS

PRIVACY INFORMATION FOR PEOPLE MAKING A SUBMISSION

Please be aware that when you make a written submission to Council concerning the draft LEP and DCP amendment, it will be used by Council to inform the decision regarding whether to proceed with the proposed changes.

This means, your submission will be provided to Councillors, including any information provided such as your name and address. Your submission may form part of a Council report, which is a publicly available document.

If you do not want information about your identify to be included in any publicly available documents, please advise us in your written submission.



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DISCLOSURE OF POLITICAL DONATIONS AND GIFTS FOR PEOPLE MAKING A SUBMISSION

Disclosure of Political Donations and Gifts – Explanatory Information

Making a public submission to a council

Under section 10.4 (5) of the Act a person who makes a relevant public submission to a council in relation to a relevant planning application made to the council is required to disclose the following reportable political donations and gifts (if any) made by the person making the submission or any associate of that person within the period commencing 2 years before the submission is made and ending when the application is determined:

- (a) all reportable political donations made to any local councillor of that council
- (b) all gifts made to any local councillor or employee of that council. A reference in sections 10.4(4) and 10.4(5) of the Act to a reportable political donation made to a 'local councillor' includes a reference to a donation made at the time the person was a candidate for election to the council.

How and when do you make a disclosure?

The disclosure of a reportable political donation or gift under section 10.4 of the Act is to be made:

- (a) in, or in a statement accompanying, the relevant planning application or submission if the donation or gift is made before the application or submission is made, or
- (b) if the donation or gift is made afterwards, in a statement of the person to whom the relevant planning application or submission was made within 7 days after the donation or gift is made.

What information needs to be in a disclosure?

The information requirements of the disclosure are outlined in the Act under section 10.4(9) for political donations and section 10.4 for gifts.

Warning: A person is guilty of an offence under section 125 of the *Environmental Planning and Assessment Act 1979* in connection with the obligations under section 10.4 only if the person fails to make a disclosure of a political donation or gift in accordance with section 10.4 that the person knows, or ought reasonably to know, was made and is required to be disclosed under section 10.4. The maximum penalty for any such offence is the maximum penalty under Part 6 of the *Election Funding and Disclosures Act 1981* for making a false statement in a declaration of disclosures lodged under that Part. Note: The maximum penalty is currently 200 penalty units (currently \$22,000) or imprisonment for 12 months, or both.



POLITICAL DONATIONS AND GIFTS DISCLOSURE STATEMENT TO COUNCIL

If you are required under section 10.4(4) or (5) of the Environmental Planning and Assessment Act 1979 to disclose any political donations or gifts (see page 1 for details), please fill in this form and sign below.

Disclosure Statement Details					
Name of person making this disclosure statement					
Person's interest in the application (circle relevant option below)					
You are a PERSON MAKING A SUBMISSION IN RELATION TO AN APPLICATION YES / NO OR You are the APPLICANT YES / NO					
Reportable political donations or gifts made by person making this declaration or by other relevant persons					
<i>* State below any reportable political donations or gifts you have made over the 'relevant period' (see glossary on page 2). If the donation or gift was made by an entity (and not by you as an individual) include Australian Business Number (ABN).</i>					
<i>* If you are the applicant of a planning application state below any reportable political donations or gifts that you know, or ought reasonably to know, were made by any persons with a financial interest in the planning application, OR</i>					
<i>* If you are a person making a submission in relation to an application, state below any reportable political donations or gifts that you know, or ought reasonably to know, were made by an associate.</i>					
Donation or gift?	Name of donor (or ABN if an entity); or name of person who made the gift	Donor's residential address or entity's registered address or other official office of the donor; address of person who made the gift or entity's address	Name of party or person for whose benefit the donation was made; or person to whom the gift was made	Date donation or gift was made	Amount/ value of donation or gift



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By signing below, I/we hereby declare that all information contained within this statement is accurate at the time of signing.

Signature(s) and Date

Name(s)



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FREQUENTLY ASKED QUESTIONS

1. What is a Planning Proposal?

A Planning Proposal is an application to amend planning controls and development standards relating to a piece of land. A Planning Proposal may propose to change the zoning, permitted land uses, or development standards, such as building height, that apply to one or multiple properties.

Planning Proposals can be prepared by Council or an applicant (i.e. landowner, developer).

2. What is the South West Growth Area?

The South West Growth Area is a large area of land in the north of the Camden Local Government Area identified for future urban development by the NSW Government.

3. Is a Planning Proposal a development approval?

No, a Planning Proposal is the first step in the process to amend the planning controls applying to land. Development under the new controls can only occur once the Planning Proposal has been finalised, and a subsequent Development Application is approved.

4. How can I find out more about this Planning Proposal?

The Planning Proposal and draft Development Control Plan amendments are on public exhibition until **6 May 2024** and can be viewed on Council's Your Voice Camden webpage at <https://yourvoice.camden.nsw.gov.au/pondicherry-precinct-planning-proposal>

Hard copies are also available for viewing at Council's Oran Park Administration Building and Camden, Narellan and Oran Park Libraries.

5. How has this Planning Proposal considered potential flood impact on adjoining properties?

The Planning Proposal is accompanied by a Flooding and Watercycle Management Plan which assesses the flood impacts generated by the proposal. As part of the Planning Proposal process, the proponent is required to demonstrate in this report that the future development of the land will not result in additional flood impact on adjoining properties.

A copy of the Flooding and Watercycle Management Plan is available on the exhibition page on Council's Your Voice Camden webpage.

6. What stage of the Planning Proposal Process is this Public Exhibition?

The Planning Proposal received a Gateway Determination from the Department of Planning and Environment (DPE) (now Department of Planning, Housing and Infrastructure) (DPHI) in July 2023. The Gateway Determination outlines that the Planning Proposal must be placed on a period of public exhibition. Following public exhibition, Council officers will consider submissions made and will prepare a finalisation package to be submitted to DPHI to rezone the land.

If unresolved submissions remain outstanding, the Planning Proposal will be reported to Council for consideration.

7. What is a Gateway Determination?

A Gateway Determination is a document issued by the State Government which decides whether a Planning Proposal should proceed. It also identifies the requirements for public exhibition of the Planning Proposal and whether any additional studies are required to support the proposal.

8. What will Council do with my comments?

Submissions and feedback received during the public exhibition period will be considered and responded to prior to preparation of a finalisation package. Concerns raised in submissions may be forwarded to the applicant for their response or consideration.



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Camden Council Planning Proposal

Pondicherry Precinct

Version 5

April 2024

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Document Register

Version	Date	Detail	Council Reference
1	March 2021	Original Planning Proposal lodged by proponent	21/107424
2	May 2022	Revised Planning Proposal prepared by proponent in response to request for further information by Council	22/187005
3	November 2022	Revised Planning Proposal prepared by proponent in response to Camden Local Planning Panel advice.	22/512414
4	December 2022	Planning Proposal for Gateway Determination prepared by Camden Council	22/581769
5	April 2024	Planning Proposal amended for Public Exhibition by Camden Council	24/160355

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Executive Summary

The Planning Proposal (the Proposal) seeks to rezone land for urban development within the Camden Local Government Area (LGA) comprising the Pondicherry Precinct of the South West Growth Area (SWGA), as shown in Figure 1. This report relates to the major portion of the Pondicherry Precinct, with a smaller part of the Precinct rezoned in March 2022 via a separate Planning Proposal (Tranche 41).

Pondicherry comprises 242ha of land and will accommodate a population up to 8,830 people, forming a natural extension of the Oran Park project which offers a high level of self-containment through a range of living options, schools, shops, community facilities and services, open space and employment opportunities.

The proposal seeks to rezone the site to urban development typical of areas of the Growth Centre already rezoned, including R2 Low Density Residential, R3 Medium Density Residential, B1 Neighbourhood Centre, C2 Environmental Conservation, RE1 Public Recreation and SP2 Infrastructure as well as providing appropriate controls relating to minimum lot size, height, density and biodiversity. The proposal will require amendment to the Camden Local Environmental Plan 2010 (CLEP 2010), facilitated through an amendment under the State Environmental Planning Policy (Precincts – Western Parkland City) 2021 (Western Parkland City SEPP).

Initial community notification of the Proposal was undertaken in March 2022 which included consultation with key public and state agencies. The Proposal has been considered by the Camden Local Planning Panel in June 2022 and advice was provided. The Proposal has been amended to incorporate feedback and advice from these sources.

The amended Planning Proposal was endorsed by Council to proceed to a Gateway Determination on 13 December 2022.

A conditional Gateway Determination was issued by the NSW Department of Planning, Housing and Infrastructure on 24 July 2023.

The Planning Proposal has been prepared in accordance with Section 3.33 of the Environmental Planning and Assessment Act 1979 (EP&A Act 1979) and guidelines published by the NSW Department of Planning, Industry & Environment (NSW DPIE), namely 'Local Environmental Plan Making Guideline (August 2023) to ensure all matters requiring consideration are appropriately addressed.



Introduction

This Planning Proposal (the Proposal) seeks to rezone land for urban development within the Camden Local Government Area (LGA) comprising the Pondicherry Precinct of the South West Growth Area (SWGA).

Background

In March 2021, Greenfields Development Company No.2 Pty Ltd (GDC) lodged a draft Planning Proposal on behalf of the land owned by Leppington Pastoral Company Pty Ltd.

Initial notification of the draft Proposal was undertaken for 14 days between 5 May to 19 May 2021. No submissions were received from surrounding landowners.

Key state and public agencies were also consulted during the preliminary assessment phase of the draft proposal and eight agency referrals were received.

The draft Planning Proposal was considered by the Camden Local Planning Panel (CLPP) on 21 June 2022 and the CLPP supported Council officers' recommendations for the precinct. A copy of the CLPP's minutes is provided as **Appendix 10**.

Feedback from initial notification, agency consultation and the CLPP has informed the final Proposal, specialist studies and the draft development control plan. The Planning Proposal was amended in November 2022 to reflect those recommendations.

The draft Planning Proposal was reported to Council on 13 December 2022. At this meeting, Council resolved (in summary) to endorse the amended Planning Proposal and forward it to DPIE for Gateway Determination. A copy of the Pre-Gateway Council meeting report and minutes are provided as **Appendix 11**.

A conditional Gateway Determination was issued by the NSW Department of Planning, Housing and Infrastructure on 24 July 2023. A copy of the Gateway Determination is provided as **Appendix 5**.

Site Location

The Pondicherry Precinct is located within the central-west portion of the SWGA within the suburb of Oran Park in the Camden LGA. The Precinct adjoins the existing Oran Park Precinct to the south, South Creek to the east and The Northern Road to the west. The northern boundary adjoins existing farmland which forms part of the future South Creek West Precinct of the SWGA.

The Precinct encompasses approximately 242ha of existing rural land and is located approximately 30km south-west of Parramatta and 10km to the south of the Western Sydney Aerotropolis. The Precinct contains several post-war farmhouses with no public roads or social infrastructure within the Precinct.

The Pondicherry land holding is zoned *RU1 Primary Production* under the *Camden Local Environmental Plan 2010* and is subject to a minimum lot size control of 40ha and a maximum building height of 9.5m. The existing land uses within the Precinct are agricultural including dairy farming and crop production with several rural workers dwellings present. The existing site is typical of the surrounding land uses to the north and west which continue to be utilised generally for commercial farming practices. To the east of the site is the small lot rural subdivision of Catherine Field.

The rezoning site area comprises land within both the Pondicherry and Oran Park Precincts and includes a total of thirteen properties in the ownership of the single landowner, Leppington Pastoral Company Pty Ltd. Property details are detailed below and the subject site is shown in Figure 2.

Lot and DP	Property Address
LOT: 53 DP: 1259061	600J The Northern Road ORAN PARK
LOT: 9093 DP:1267156	650A The Northern Road ORAN PARK
LOT: 9098 DP:1274778	650 The Northern Road ORAN PARK
LOT: 9107 DP: 1289448	730A The Northern Road ORAN PARK
LOT: 9110 DP: 1298973	680A The Northern Road ORAN PARK
LOT: 9103 DP: 1279817	95 Central Avenue ORAN PARK
LOT: 9106 DP: 1279817	430 Oran Park Drive ORAN PARK
LOT: 9096 DP: 1267156	640 The Northern Road ORAN PARK
LOT: 8001 DP: 1257213	15 Grassbird Avenue ORAN PARK
LOT: 9102 DP: 1279817	86 Central Avenue ORAN PARK
LOT: 901 DP: 1258129	772 The Northern Road ORAN PARK
PLt: 9112 DP: 1298973	730 The Northern Road ORAN PARK
LOT: 9111 DP: 1298973	680 The Northern Road ORAN PARK

Table 1: Site Description



Figure 2: Land Subject to the Planning Proposal

Vision and Draft Indicative Layout Plan

Pondicherry will form an integral component of the local area linking to surrounding precincts including the established Oran Park and future precincts of Lowes Creek Maryland and South Creek West.

The Pondicherry Precinct as located within the wider SWGA will continue to contribute to the delivery of a sustainable and diverse community, of high amenity, with access to employment, education, community and recreational facilities. The following principles are reflected in the Draft ILP:

LAND USE

- The precinct structure comprises a series of walkable neighbourhoods focused around pockets of local open space.
- Higher order land uses such as educational facilities, active open space and the Lake Precinct are integrated to complement the local neighbourhoods.

- The site consists of predominantly low density residential development with pockets of medium density housing in high amenity areas adjacent local parks and the Lake Precinct and to take advantage of access to transport corridors and services.
- The density and dwelling mix consider the geographical location of Pondicherry in the district context, located between the local centre of Oran Park Town to the south and the planned local centre of Greenway to the North. This location has moderated the provision of retail/commercial facilities in Pondicherry to facilities which serve a local convenience purpose.
- The site is defined by the culturally significant creek lines and associated remnant vegetation, connections to the existing and future adjoining development areas and the associated major road network.
- The Lake Precinct, including the Neighbourhood Centre will be the main activity hub of the Precinct and a facility of wider district appeal. The Neighbourhood Centre will provide convenience retail, commercial, civic, recreation and leisure activities while integrating with the lake and associated open space and community uses.

TRANSPORT AND ACCESS

- The road network provides transport options that links Pondicherry with the surrounding areas including the Oran Park Town to the south, The Northern Road to the west, future development to the north and future development east of South Creek.
- The hierarchy of roads facilitate efficient movement for pedestrians, cyclists and vehicles while minimising conflicts and adverse amenity impacts.
- The road network enables the extension of public transport networks from within Oran Park. The network of bus capable roads ensures all dwellings within the Precinct are within walking distance of a future bus stop.
- The street and open space networks respond to the site topography, with local views directed toward the culturally significant watercourses and existing remnant vegetation.

PUBLIC DOMAIN AND THE NATURAL ENVIRONMENT

- The site is framed by a public domain of streets, open spaces and riparian corridors providing the 'green grid' connecting people and places.
- Neighbourhoods are focused around the open space network. Local parks include adjacent local roads ensuring maximum amenity benefit, activity and surveillance.
- Streets are oriented to benefit from views toward the riparian corridors and existing native vegetation.
- The community is linked by an extensive pedestrian and cycle network connecting people where they want to go.
- Biodiversity is protected through zoning and dedication to Council. These cultural significant corridors are further embellished with locally endemic species as part of the urban development.

The draft ILP is provided as Figure 3 and included as **Appendix 6**.

Pondicherry Precinct Planning Proposal

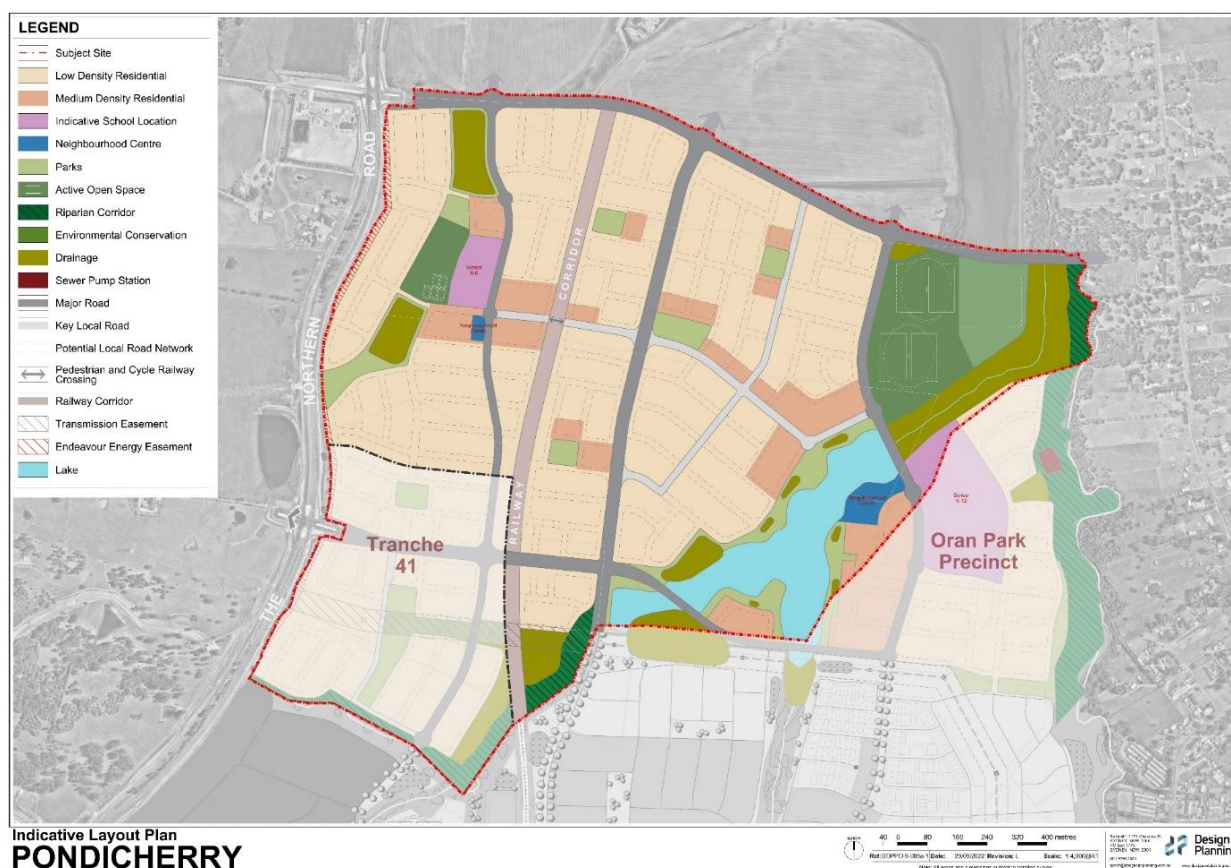


Figure 3: Pondicherry Precinct Draft ILP

Technical Studies

The preparation of this report and supporting technical studies has involved the collaboration of a multi-disciplinary team, in consultation with Camden Council and NSW DPIE to ensure all relevant issues have been addressed at the concept masterplanning phase. The documentation submitted in support of this Planning Proposal is identified in Table 1 below. This Planning Proposal should be read in conjunction with these technical reports provided in **Appendices 12 – 36**.

#	Report	Author	Document Reference	Revision	Date
1	Housing Market Analysis	Macroplan	Pondicherry Housing Market Assessment	1.3	16/12/2020
2	Landscape Character	JMD Design	Pondicherry Landscape and Visual Assessment	D	12/02/2021
3	Social Infrastructure	Elton Consulting	Social Infrastructure Assessment	Final	29/03/2021
4	Land Capability Study	Douglas Partners	Project 76778.27	R.001.R ev0	31/08/2017
5	Geotechnical Investigations	Douglas Partners	Project 76778.28	R.001.D ftA	24/08/2017
6	Preliminary Site Investigations	Douglas Partners	Project 76778.30	R.001.R ev3	24/02/2021
7	Aboriginal Heritage	Kelleher Nightingale	1632	2	11/12/2020

8	European Heritage	GML	Pondicherry Precinct European Heritage Significance Assessment Report	5	04/03/2021
9	Water Cycle Management and Flooding	Calibre Consulting	19-000750 2400122 WCMP	E	07/02/2024
10	Biodiversity Assessment	Eco Logical Australia	16594	3	11/03/2021
11	Riparian Assessment	Eco Logical Australia	20WOL-16594	3	11/03/2021
12	Bushfire	Eco Logical Australia	Bushfire Strategic Study	3	22/03/2021
13	Traffic and Transport	GHD	Pondicherry Precinct Traffic and Transport Study	5	March 2021
14	Servicing Infrastructure	IDC	Utilities Servicing Report	3	05/03/2021
15			Utilities Implementation Plan	3	05/03/2021
16	Odour Impact Assessment	ERM	Pondicherry Odour Impact Assessment	2	25/02/2021
17	Noise and Vibration Assessment	WSP	Pondicherry Rezoning Noise & Vibration Assessment	0	04/02/2021
18	Tree Strategy	JMD	Pondicherry Tree Strategy		September 2021
19	Housing Typologies	Design+Planning	Pondicherry Housing Typologies		
20	Biodiversity Consistency Report	Eco Logical Australia	Growth Centres Biodiversity Certification		March 2021
21	Retail and Employment Assessment	Macroplan	Pondicherry Retail and Employment Assessment		March 2021
22	Advice on Additional Neighbourhood Centre	Macroplan	Retail Advice on Planning Proposal Pondicherry Precinct		15/07/2021

Table 2: Supporting Technical Studies

Planning Proposal History

Pondicherry was undergoing rezoning through the State Government's Precinct Planning process; however, the responsibility for the rezoning was transferred to the proponent to progress. This report relates to the major portion of the Pondicherry Precinct, with a smaller part of the Precinct rezoned in March 2022 via a separate Planning Proposal (Tranche 41).

PONDICHERRY (PART) PRECINCT (TRANCHE 41)

Greenfields Development Company (GDC) submitted a Planning Proposal to Camden Council in mid-2020 to seek the rezoning of a portion of the Pondicherry Precinct, known as Tranche 41. This Planning Proposal was rezoned on 18 March 2022 and pursued to allow the Oran Park Project to respond to market demands for new housing while the more complex considerations of the wider Pondicherry precinct were being resolved.

The Pondicherry ILP and associated specialist consultant assessments discussed in this report have been produced as a comprehensive design process across all of the Pondicherry Precinct. Yield and open space calculations, for example, are documented in this report inclusive of Tranche 41 to ensure a complete picture of the Pondicherry Precinct is portrayed. The SEPP Maps and DCP Schedule only provides the zoning outcomes for the areas where rezoning is sought, which exclude the Tranche 41 site area.

The Tranche 41 site area in the context of the wider Pondicherry Precinct is demonstrated on the ILP included as **Appendix 6**.

ORAN PARK PRECINCT (TRANCHE 28)

In consideration of an integrated design outcome at the interface, this Planning Proposal also seeks to rezone a small portion of land within the Oran Park Precinct. As evidenced on the Draft Pondicherry ILP, the design at the interface of these two Precincts is highly integrated, with road connections, land uses, the Lake Precinct and development cells straddling the boundary. Accordingly, the Draft ILP design for Pondicherry has also considered and directed an alternate design within small portions of the Oran Park Precinct relative to the current adopted Oran Park ILP and associated SEPP Mapping.

The statutory changes are discussed further within Part 2 – Explanation of Provisions and are necessary to ensure an integrated design outcome at the interface of the Pondicherry and Oran Park Precincts.

Draft Development Control Plan

CAMDEN GROWTH CENTRES DCP

Development within the Pondicherry Precinct will be facilitated through the addition of a site-specific Schedule to the Camden Growth Centre Precincts Development Control Plan (Camden Growth Centre DCP). The draft DCP is included as an attachment to this report.

ORAN PARK PRECINCT DCP

The Draft ILP design for Pondicherry has also considered and directed an alternate design within small portions of the Oran Park Precinct relative to the current adopted Oran Park ILP and associated SEPP Mapping.

The statutory changes are discussed further within *Part 2 – Explanation of Provisions*. The amendments to the Oran Park ILP are included as **Appendix 9** to this report.

Oran Park Voluntary Planning Agreement

The changes to the Oran Park ILP which alter the delivery of social infrastructure items in accordance with the Oran Park Voluntary Planning Agreement (VPA), including local passive open space and the community centre, will require further negotiations following Council acceptance of the Draft ILP.

The Draft Oran Park ILP also seeks to dedicate to Council a portion of the 330kV Transmission Line Easement, which will facilitate the delivery of a cohesive open space network and associated sharepath connections to the Lake Precinct and between Anthony Creek, Ron's Creek and South Creek. As demonstrated in the draft Oran Park ILP, dedication of this land as part of the open space network will produce a material community benefit in accordance with Council's Dedication of Constrained Lands Policy. The TransGrid Easement Masterplan is included as **Appendix 35** and further details the overall strategy for this easement land.

Infrastructure Delivery and Developer Contributions

REGIONAL INFRASTRUCTURE

A key element of the approach to planning for new urban release areas is infrastructure delivery in line with demand. The delivery of regional level infrastructure including major sub-arterial roads, rail corridor crossings, school sites and trunk infrastructure will be the subject of a State Government VPA to ensure the required services are delivered in line with the development of the Precinct and in accordance with the Special Infrastructure Contributions framework.

Planning and negotiations in relation to regional infrastructure delivery and an associated State Government VPA will continue following exhibition of the draft Precinct Plan.

UTILITY INFRASTRUCTURE

Planning for the delivery of essential utility infrastructure is the responsibility of the proponent as part of the development process. Investigations undertaken to inform this Planning Proposal are included in the Utilities Servicing Report produced by IDC included as **Appendix 25** of this report. As part of the IDC investigations a Utilities Implementation Plan has also been produced which details the augmentation of utilities infrastructure required in line with development staging.

The studies indicate that utility servicing is not a constraint to development of the Precinct, with the servicing authorities either planning delivery of trunk networks as part of their growth servicing plans or have indicated that augmentation of existing networks can meet the Precinct demand. The limited requirement for infrastructure investment within the Pondicherry Precinct is a major catalyst for the pursuit of this Planning Proposal and will ensure timely delivery of the development envisaged through the Draft ILP.

LOCAL ROADS, PEDESTRIAN AND CYCLE PATHS

Local roads will be delivered by the developer as part of the subdivision works and dedicated to Council upon completion. Some major roads may be partially funded through Section 7.11 development contributions or as part of a negotiated VPA with Council.

Pedestrian and cycle paths located in road reserves will be developer constructed and dedicated to Council as part of the road construction and subdivision works. Paths within land identified for open space will be funded as part of the open space construction through a Section 7.11 Contributions Plan or VPA with Council.

EDUCATION FACILITIES

The location of proposed schools is identified on the draft ILP. Consultation has been conducted with the School Infrastructure NSW (SINSW) in relation to the location and likely timing for delivery of the K-6 public school, with timing dependant on demand generated as the Precinct develops. The public school site could either be dedicated to the SINSW through a State Government VPA or purchased by SINSW when required.

The K-12 School located in the eastern portion of the site is identified for negotiated sale to a private school organisation.

EMERGENCY SERVICES

There are currently no emergency services proposed for the Pondicherry (Part) Precinct site area, with more suitable locations considered within the wider Camden LGA and SWGA. A fire station site is reserved in Oran Park, on Dick Johnson Drive, and planning is underway for delivery of this facility.

CHILD CARE FACILITIES

Elton's analysis indicates that there is no onsite provision required for child care services within the Precinct, with Elton acknowledging that the planning provisions allow the development of child care facilities within the Precinct and that private services will respond to demand over time. In consideration of the potential desire for child care facilities to be delivered within Pondicherry, the DCP has identified two possible locations for such facilities. This ensure child care facilities are planned for and integrated appropriately relative to adjoining land uses.

LOCAL INFRASTRUCTURE AND DEVELOPER CONTRIBUTIONS

The draft ILP presented with this Planning Proposal includes the provision of various local infrastructure items which would require developer contributions through the course of development. GDC as the proponent of this Planning Proposal will seek to enter a VPA for the delivery of those infrastructure items. Negotiations of the VPA are ongoing and anticipated to continue through the process of rezoning. The items to be included in the VPA offer include:

- The dedication of land and cost of works for delivery of the local passive open space;
- The dedication of land and cost of works for the delivery of the playing fields and associated facilities;
- The dedication of land and cost of work for delivery of the local passive open space impacted by a transmission easement;
- The dedication of land and cost of works for delivery of the permanent water cycle management drainage basins and wetlands inclusive of the lake;
- The dedication of land and cost of works for delivery of riparian corridors;
- The dedication of land and cost of works for delivery of the community facility;
- The dedication of land and cost of works for delivery of the green link road;
- Delivery of sharepaths within open space and riparian corridors;
- Delivery of bus shelters; and
- A negotiated outcome for delivery of additional active open space area and facilities.

Part 1 – Objectives and Intended Outcomes

The primary objective of this planning proposal is to amend the *Camden Local Environmental Plan 2010 (CLEP)*, and the provisions of the *Camden Growth Centre Precinct Plan* and *Oran Park and Turner Road Precinct Plan* which form part of the *State Environmental Planning Policy (Precincts – Western Parkland City) 2021*. These amendments will enable urban development as envisaged as part of the South West Growth Centre and promoted in the *Greater Sydney Region Plan* and the *Western City District Plan*.

Pondicherry is located within the SWGA and adjoins the existing urban context of the Oran Park Precinct and will comprise approximately 242ha of urban land. A draft ILP has been prepared to support the rezoning, informed by the specialist consultant studies produced and discussed in this report. The studies conducted indicating suitability of the site for a yield in the order of 2530 to 2850 reflecting a population between 7,840 and 8,830 people within a mix of low and medium density residential development.

As evidenced on the draft Pondicherry ILP, the design at the interface of the Pondicherry and Oran Park Precincts is highly integrated, with road connections, land uses, the Lake Precinct and development cells straddling the boundary. Accordingly, the draft ILP design for Pondicherry has considered and directed an alternate design within portions of the Oran Park Precinct relative to the current adopted Oran Park ILP and associated SEPP Mapping. Comparison mapping of the required SEPP Mapping changes are included in the sections below.

Corresponding amendments will also be required to the CLEP 2010 Maps extending the area identified as Growth Centre on those maps. As these CLEP 2010 mapping amendments are purely a consequence of the Growth Centre expansion they are not discussed further in this report.

Part 2 – Explanation of Provision

Western Parkland City SEPP Mapping Amendments

The following maps form the Western Parkland City SEPP, with any required amendment discussed as part of this section of the Planning Proposal:

- Land Application Map: Sheet LAP_003 & 008
- Land Zoning Map: LZN_003 & 008
- Lot Size Map: Sheet: LSZ_003 & 008
- Residential Density Map: RDN_003 & 008
- Height of Buildings Map: Sheet HOB_003 & 008
- Development Control Map: Sheet DVC_003 & 008
- Floor Space Ratio Map: Sheet FSR_003 & 008
- Heritage Map: Sheet HER_003 & 008
- Land Reservation Acquisition Map: Sheet LRA_003 & 008
- Precinct Boundary Map: PCB_003 & 008
- Special Areas Map: SAM_003 & 008
- Native Vegetation Protection Map: NVP_003 & 008
- Riparian Protection Area Map: RPN_003 & 008

Proposed amendments to SEPP maps are shown in the following pages.

Amendment to the Land Application Map

The Land Application Map Sheet LAP_003 & 008 is proposed to be amended to include Pondicherry into the Western Parkland City SEPP including the Precinct boundaries of Pondicherry and South Creek West. The Map identifies Pondicherry as being *Land to which the Camden Growth Centres Precinct Plan Applies* (Western Parkland City SEPP, *Appendix 5 Camden Growth Centres Precinct Plan, Clause 1.3*).

Figure 4 (and **Appendix 7**) shows the proposed Land Application Map.

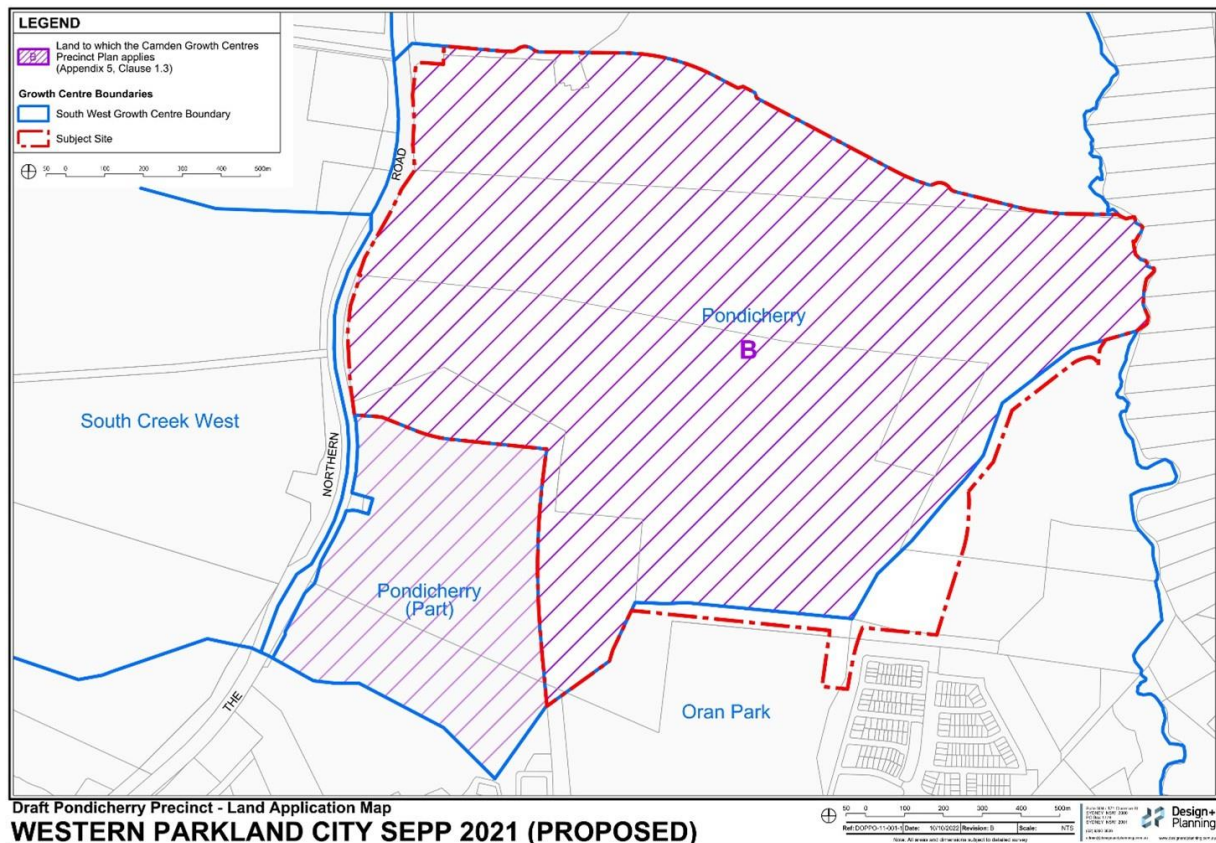


Figure 4: Proposed Land Application Map

Amendment to the Land Zoning Map

The Land Zoning Map Sheet LZN_003 & 008 is proposed to be amended to include Pondicherry into the Western Parkland City SEPP including the Precinct boundaries of Pondicherry and South Creek West. The Western Parkland City SEPP Land Use Table of the Appendix 5 Camden Growth Centres and Appendix 2 Oran Park Precinct Plans is unaltered by this Planning Proposal. The proposed land use zones include:

- B1 Neighbourhood Centre;
- C2 Environmental Conservation;
- R1 General Residential (Oran Park only);
- R2 Low Density Residential;
- R3 Medium Density Residential;
- RE1 Public Recreation; and
- SP2 Infrastructure.

Pondicherry Precinct

The residential outcomes envisaged through the draft Pondicherry ILP are facilitated through the proposed zoning. This includes delivery of a mixed use Neighbourhood Centre, higher residential densities integrated within the Lake Precinct, medium density residential surrounding local parks and a predominance of low density residential fitting for the geographical location within the SWGA and located between the two centres of Oran Park to the south and Greenway to the north.

The R2 zone provides flexibility in the delivery of residential development, with sufficient controls provided through the proposed draft ILP and Pondicherry DCP Schedule to ensure the outcomes envisaged through this rezoning are achieved. The types of residential dwelling types acceptable within the *R2 Low Density Residential* zone include those listed below:

Attached dwellings; Boarding houses; Dual occupancies; Dwelling houses; Group homes; Manor Homes; Multi Dwelling Housing; Secondary dwellings; Semi-detached dwellings; Seniors housing; Shop top housing; and Studio dwellings.

The R3 Medium Density Residential zoning will deliver predominantly rear loaded attached dwellings with some residential flat buildings and mixed use developments surrounding the high amenity afforded by the Lake Precinct. The Residential Structure of the proposed Pondicherry Precinct DCP Schedule identifies the R3 residential zone accommodating two distinct density bands (25-35dw/ha and 35-60dw/ha) allowing for a higher density adjoining the Lake Precinct and adding to the diversity of housing through the Precinct.

The *B1 Neighbourhood Centre* zone will provide 1,500m² of retail floor space with maximum building height controls providing opportunity for an integrated mixed use development comprising retail, commercial and residential uses.

The *C2 Environmental Conservation* zone follows the mapped creek corridors of South Creek and Anthony Creek. This zoning seeks to protect these significant cultural and ecologically corridors while also protecting the sites mapped Existing Native Vegetation (ENV) (refer *Amendment to the Native Vegetation Protection Map*).

The *RE1 Public Recreation* zone will apply to the active open space area identified on the draft ILP signifying its importance within the structure of the ILP and the demonstrated need for these facilities.

The zone mapping also facilitates the inclusion of the *SP2 Infrastructure* zones along The Northern Road, the gazetted North-South Rail Corridor (in accordance with the *State Environmental Planning Policy (Major Infrastructure Corridors) 2020* and to define the drainage function of the Lake Precinct and ensure delivery of the intent of the Draft ILP.

Figure 5 (and **Appendix 7**) shows the proposed Land Zoning Map.

Review of Employment zones

In December 2021, DPIE finalised the introduction of 5 new employment zones and 3 supporting zones into the Principal Standard Instrument LEP. The employment zones were introduced into LEPs through self-repealing SEPPs on 16 December 2022, and commenced on 26 April 2023. The finalised amendments only apply to LEPs, and not to any State Environmental Planning Policies (SEPPs). As the draft Planning Proposal seeks to rezone the subject site under SEPP (Precincts – Western Parkland City) 2021, the previous suite of business and industrial zones will apply.

Oran Park Precinct

The Oran Park Precinct zoning changes also seek to facilitate the residential land use outcomes promoted by the draft Pondicherry ILP and associated changes to the Oran Park ILP. This includes through the provision of *R1 General Residential* and *R3 Medium Density Residential*.

An Oran Park Precinct Land Zoning Map comparison plan is included as Figure 6.

Pondicherry Precinct Planning Proposal

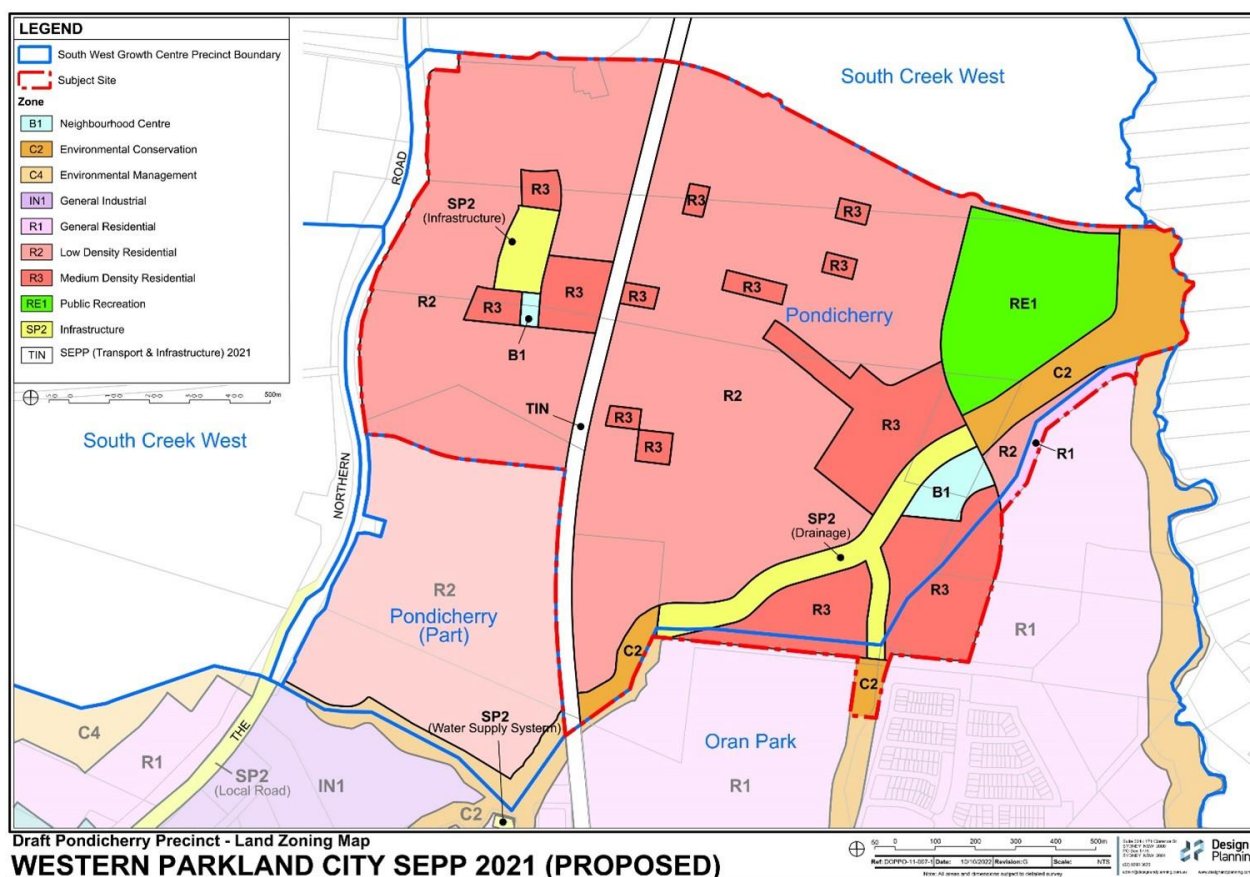


Figure 5: Proposed Land Zoning Map

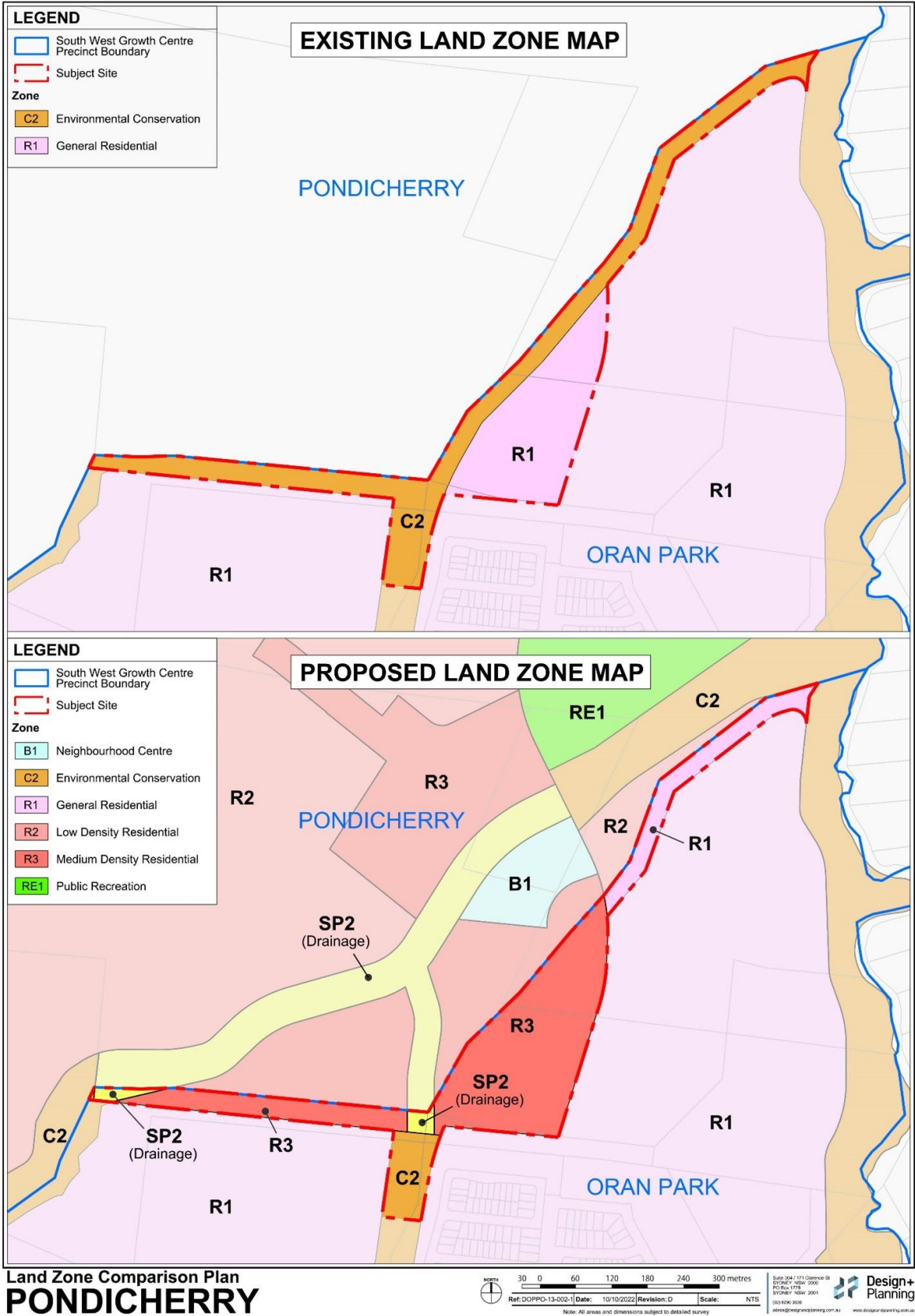


Figure 6: Proposed Oran Park Precinct Land Zoning Comparison Plan

Amendment to the Lot Size Map

The Lot Size Map Sheet LSZ_003 & 008 is proposed to be amended to include Pondicherry into the Western Parkland City SEPP including the Precinct boundaries of Pondicherry and South Creek West. The proposal does not include the provision of a mapped minimum lot size, with appropriate provisions provided in the SEPP and linked to the respective density bands and dwelling types. This approach mirrors that taken for rezonings under the Camden Growth Centre Precinct Plan.

Figure 7 (and **Appendix 7**) shows the proposed Lot Size Map.

Oran Park Precinct

The Oran Park Precinct will continue to prescribe a 125m² minimum lot size for all residential zoned land, with the development standards found in *Appendix 1 Oran Park and Turner Road Precinct Plan* and *Part 4, Clause 4.1 (through to 4.1AH) Minimum Subdivision Lot Size* unaltered by this Planning Proposal.

An Oran Park Precinct Minimum Lot Size comparison plan is included as Figure 8.

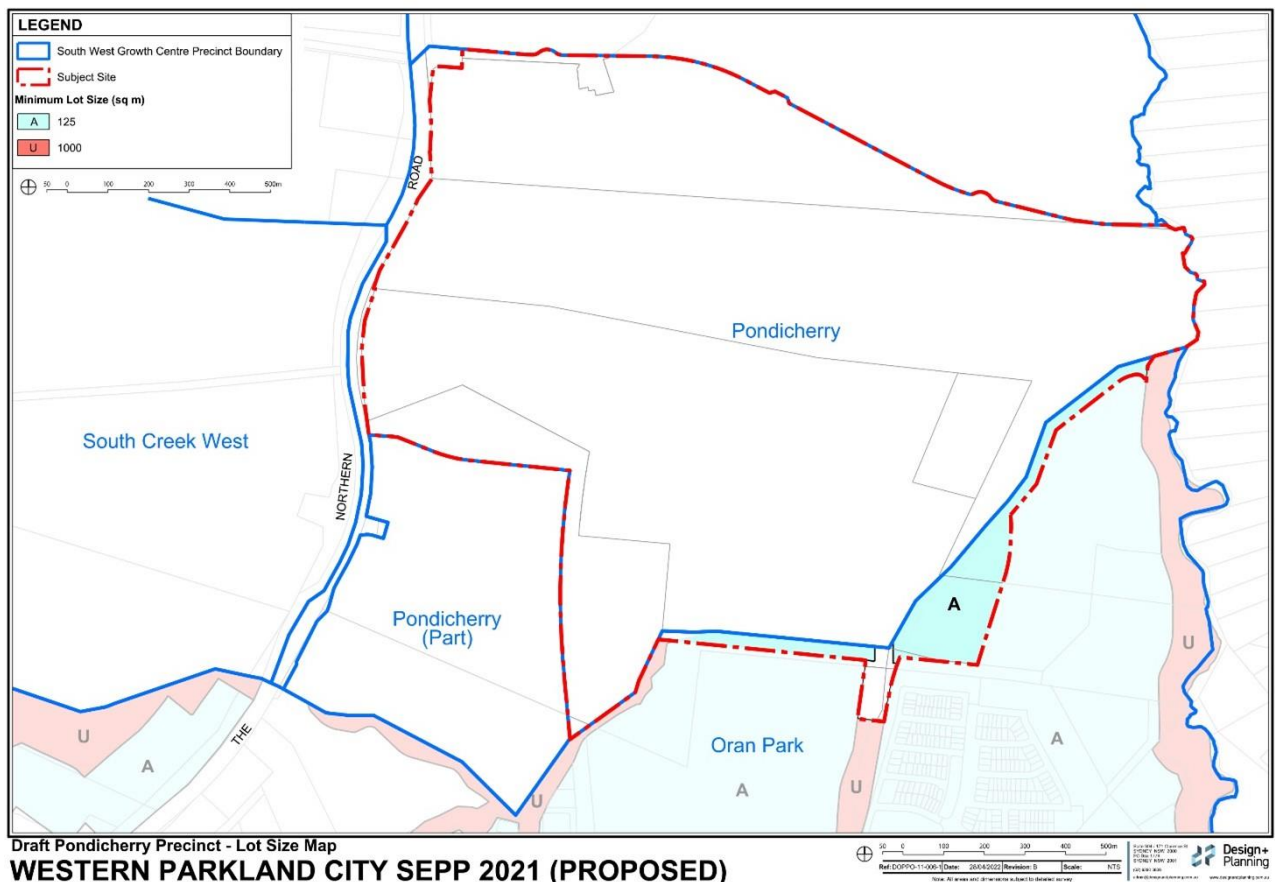


Figure 7: Proposed Lot Size Map

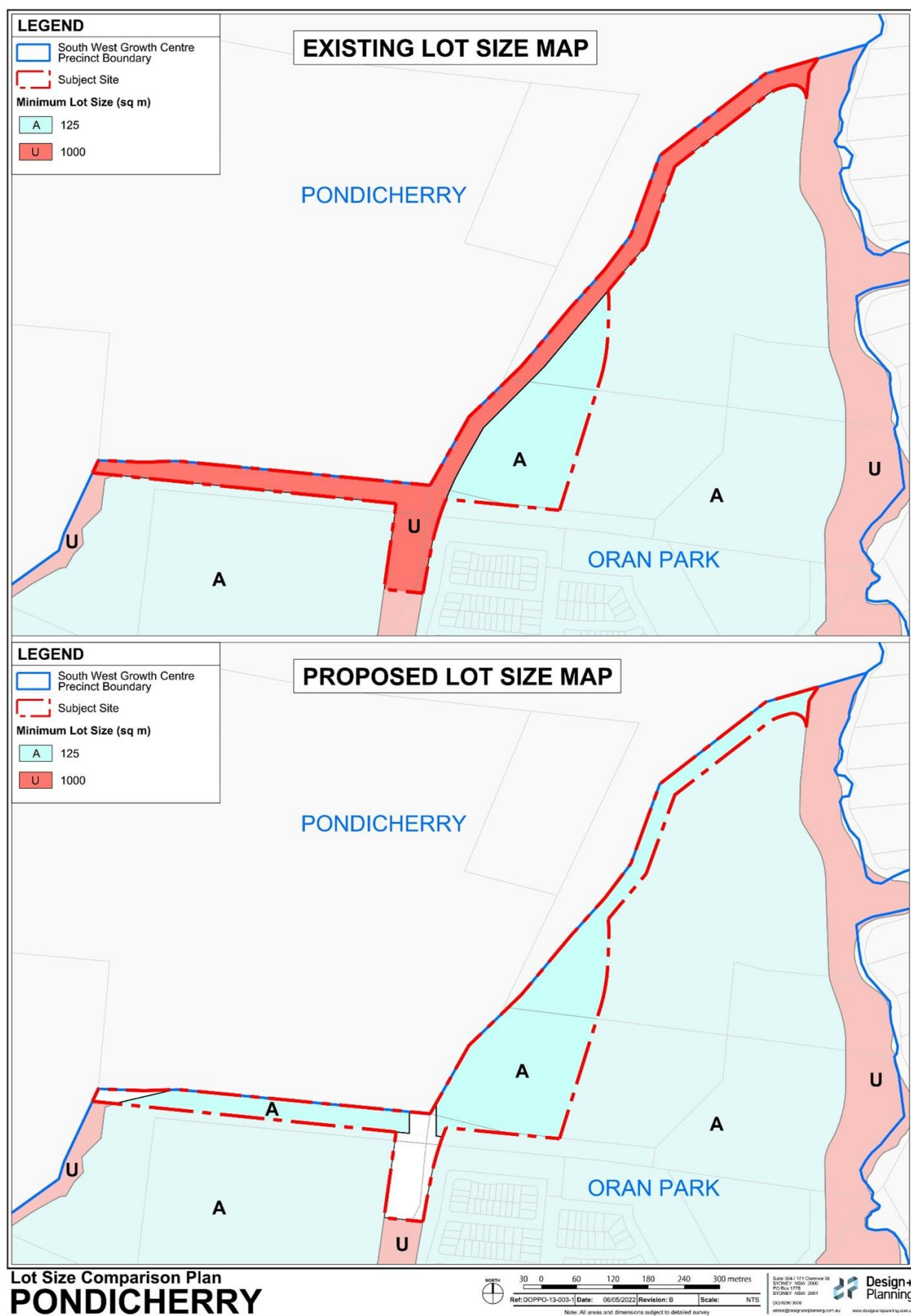


Figure 8: Proposed Oran Park Precinct Minimum Lot Size Comparison Plan

Amendment to the Residential Density Map

The Residential Density Map Sheet RDN_003 & 008 is proposed to be amended to include Pondicherry into the Growth Centres SEPP including the Precinct boundaries of Pondicherry and South Creek West.

Pondicherry Precinct

Pondicherry seeks to facilitate a range of residential dwelling outcomes providing a mix of housing types and broad socioeconomic mix contributing to a resilient and diverse community. The density bands are influenced by the proposed zoning and split into three distinct bands as follows:

- R2 Low Density Residential (10-20dw/ha);
- R3 Medium Density Residential (Standard) (25-35dw/ha); and
- R3 Medium Density Residential (Lake) (35-60dw/ha)

The intent of the density bands is to provide predominantly standard medium density residential housing forms surrounding the amenity of the local neighbourhood parks, with higher densities including apartments adjacent the expansive lake and local hub of the Neighbourhood Centre.

Figure 9 (and **Appendix 7**) shows the proposed Residential Density Map.

Tranche 41(Part Pondicherry)

Tranche 41 (Part Pondicherry) currently is not subject to density bands, as its planning preceded Council officers' position to pursue the consistent application of density bands. Currently a minimum density control of 15dw/ha applies to Tranche 41. To ensure consistency across the Pondicherry Precinct, it is proposed that the residential density map is amended to apply a 10-20dw/ha density band to Tranche 41.

Oran Park Precinct

The Oran Park Precinct will continue to subject to the development standards contained within *Appendix 1 Oran Park and Turner Road Precinct Plan* and *Part 4, Clause 4.1B Residential Density – Oran Park Precinct* with no density mapping imposed.

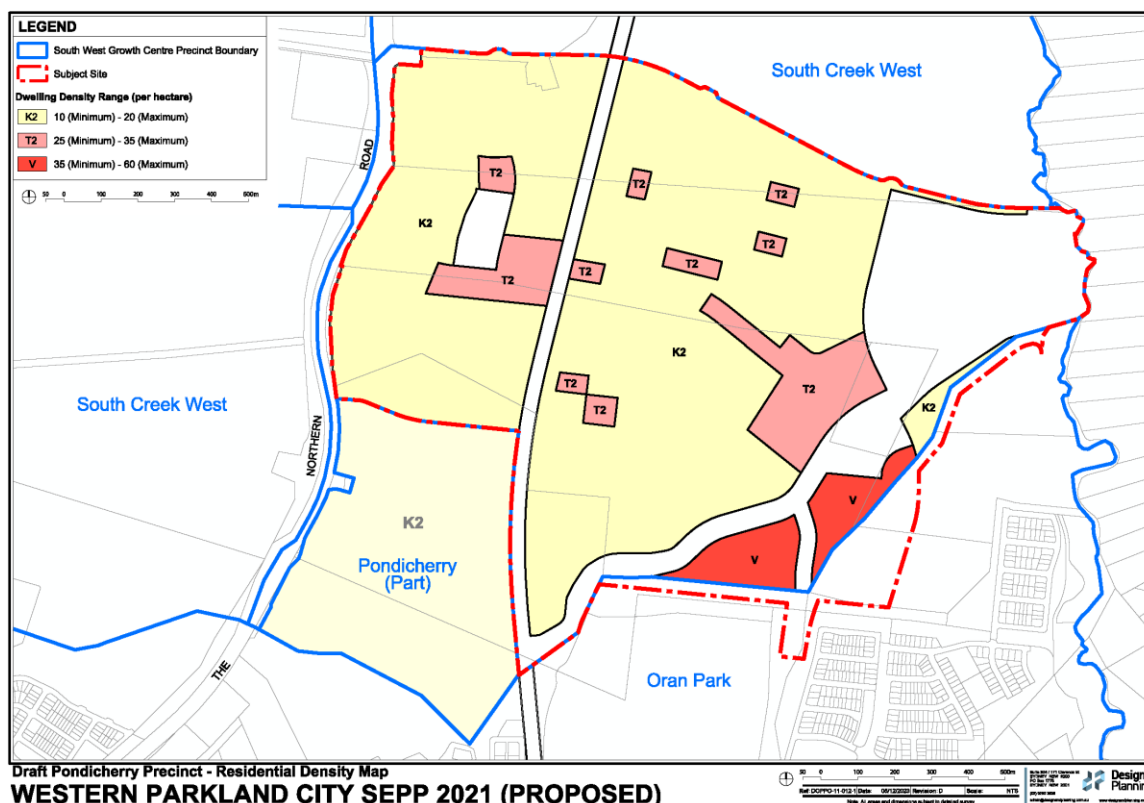


Figure 9: Proposed Residential Density Band

Amendment to the Height of Buildings Map

The Height of Buildings Map Sheet HOB_003 & 008 is proposed to be amended to include Pondicherry into the Western Parkland City SEPP including the Precinct boundaries of Pondicherry and South Creek West and align the Oran Park mapping with that envisaged through the draft Pondicherry ILP and required changes to the Oran Park ILP at this interface.

Pondicherry Precinct

The prescribed maximum building heights correspond with the proposed residential structure and outcomes envisaged through the draft ILP. Land identified for Low Density Residential and Medium Density Residential as prescribed in the DCP, will generally include a maximum building height of 9.5m, reflecting the heights envisaged through Tranche 41, Catherine Field (Part) Precinct and Oran Park. A portion of this land however will be prescribed a 12m building height providing opportunity for three storey built form outcomes within close proximity of the Lake Precinct.

The land identified in the DCP as Medium Density (R3) Residential and the Neighbourhood Centre will include a maximum building height of 24m (six storeys) reflecting the high amenity location adjoining the Lake and envisaged housing density (35-60dw/ha) inclusive of a mix of residential flat buildings and integrated built form outcomes.

Land zoned C2 Environmental Conservation will not be prescribed a maximum building height, reflecting the approach adopted through the Camden Growth Centres Precinct Plan.

Figure 10 (and **Appendix 7**) shows the proposed Height of Buildings Map.

Oran Park Precinct

The changes required to the Oran Park Precinct maximum building heights also correspond with the proposed residential structure and outcomes envisaged at the interface between the Draft Pondicherry ILP and required changes to the Oran Park ILP. The proposal seeks to extend the maximum building height envisaged over the *R1 General Residential* zone to 16m for Residential Flat Buildings and 9.5m for all other developments, and mirror that of the proposed *R3 Medium Density Residential* zone through Pondicherry of 24m (six storeys).

Further, the maximum building height prescribed for *C2 Environmental Conservation* land within the Oran Park Precinct have been amended to reflect the approach within the Camden Growth Centre Precinct Plan. This aligns the Height of Buildings mapping with the Riparian Protection Area mapping and the envisaged extension of the Lake Precinct to within the lower reaches of the Ron's Creek corridor.

An Oran Park Precinct Height of Building comparison plan is included as Figure 11 below.

Western Parkland City SEPP Development Standards

The Western Parkland City SEPP development standards relating to height of buildings are found in *Appendix 2 Oran Park and Turner Road Precinct Plan* and *Appendix 5 Camden Growth Centres Precinct Plan, Part 4, Clause 4.3 Height of Buildings* and are unaltered by this Planning Proposal.

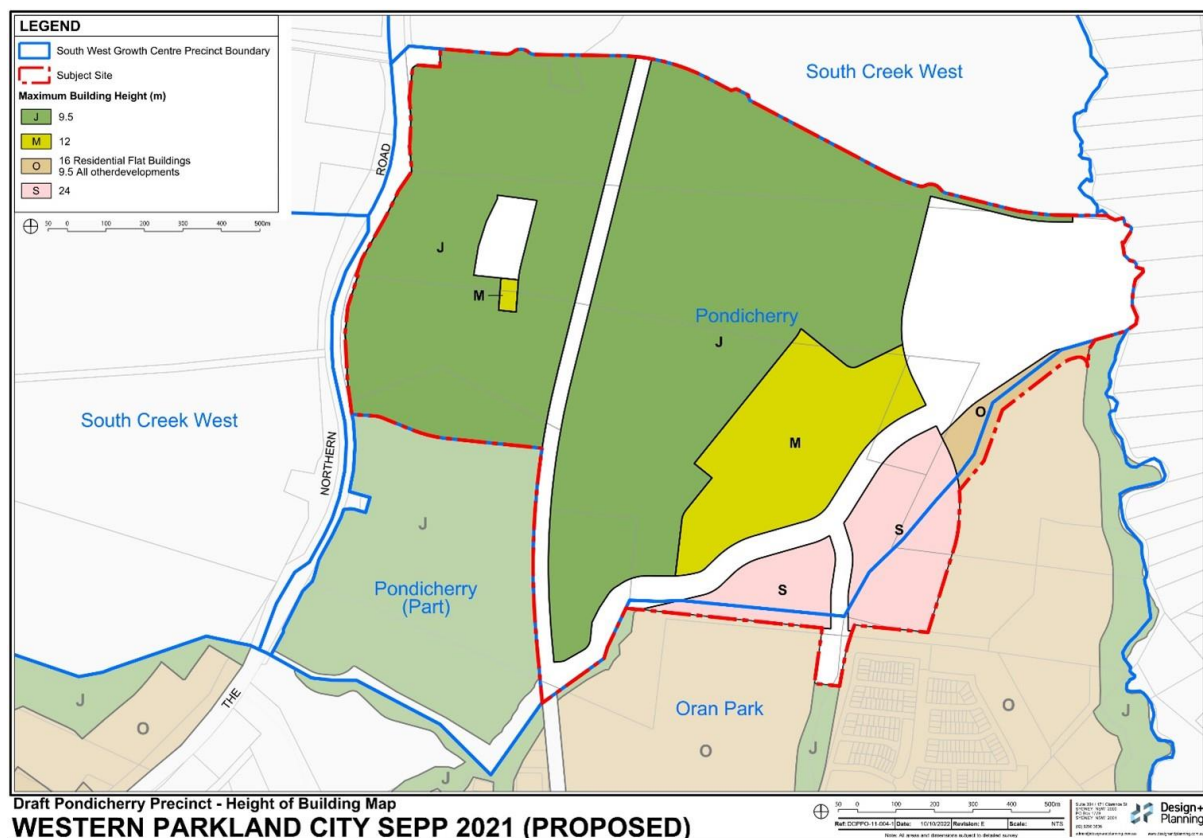


Figure 10: Proposed Height of Buildings Map

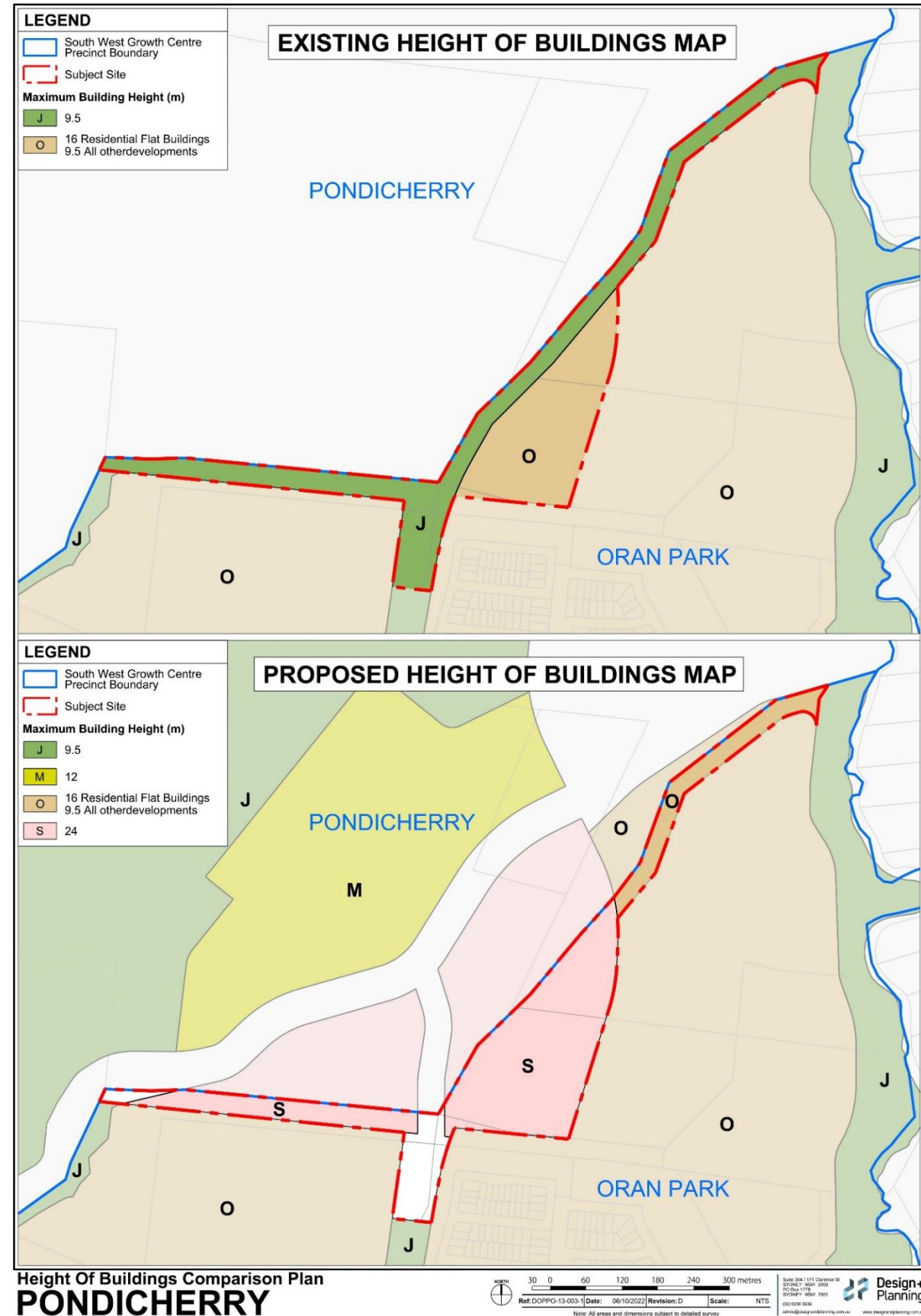


Figure 11: Proposed Oran Park Precinct Height of Builds Comparison Plan

Pondicherry Precinct Planning Proposal

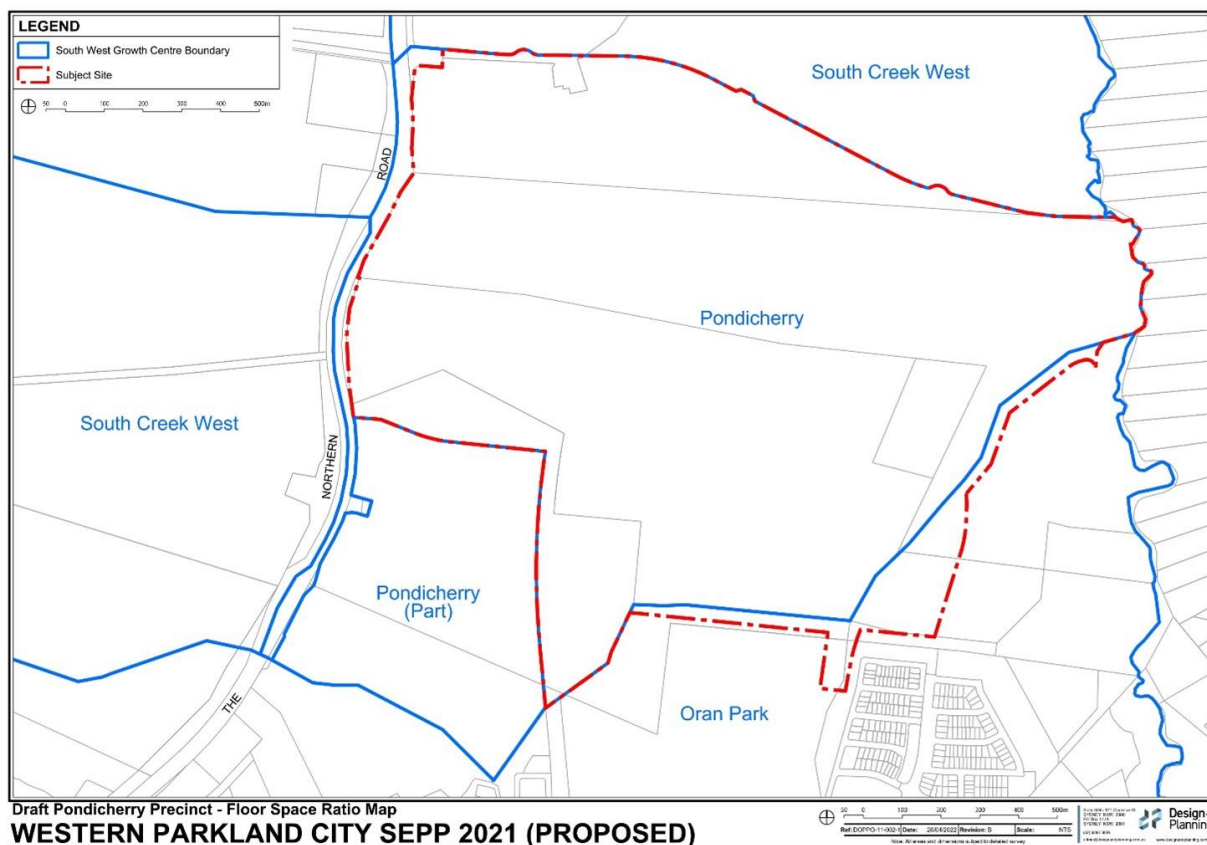


Figure 13: Proposed Floor Space Ratio Map

Amendment to the Heritage Map

The Heritage Map Sheet HER_003 & 008 is proposed to be amended to include Pondicherry into the Western Parkland City SEPP including the Precinct boundaries of Pondicherry and South Creek West. The map does not identify any areas of heritage significance within the site, consistent with the finding of the specialist consultant investigations conducted as part of this Planning Proposal submission.

Figure 14 (and **Appendix 7**) shows the proposed Heritage Map.

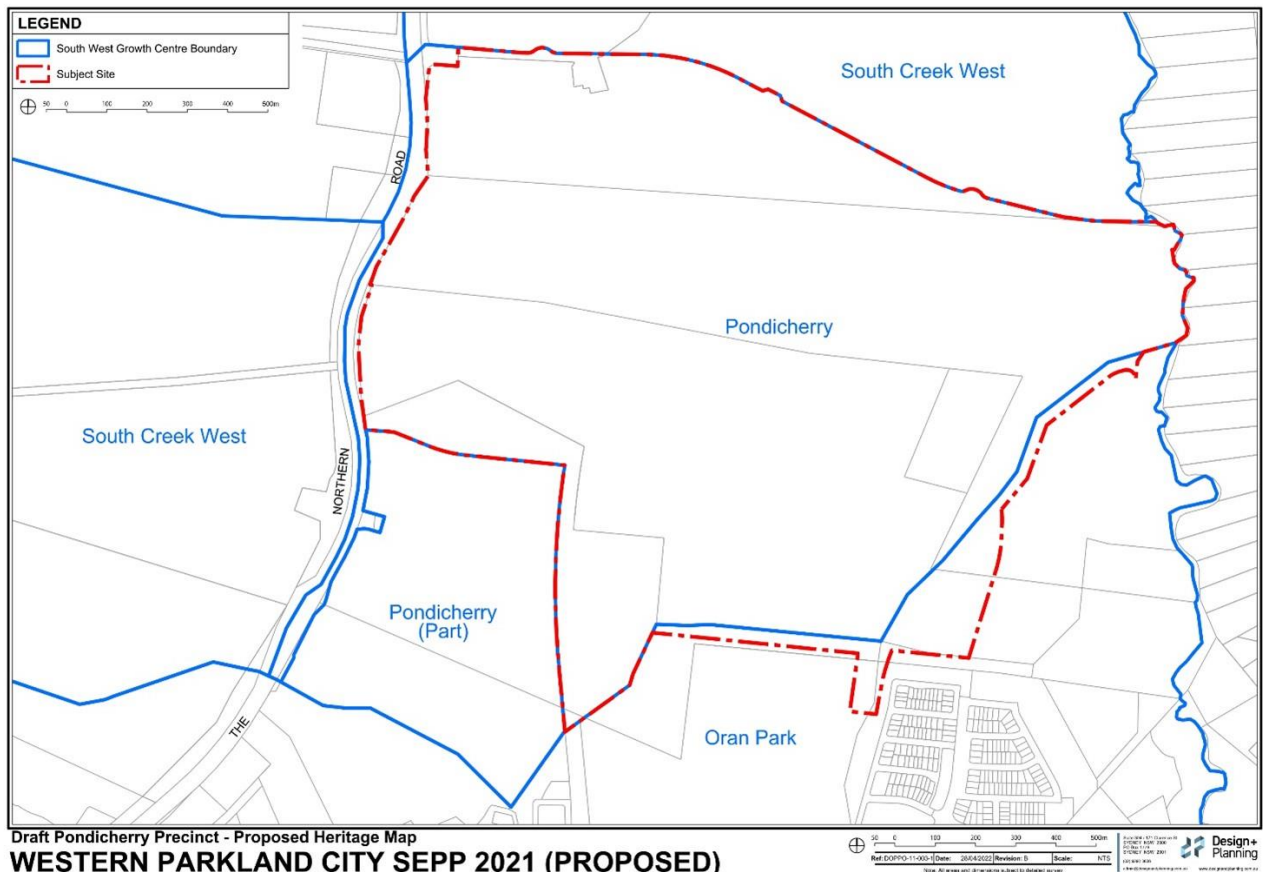


Figure 14: Proposed Heritage Map

Amendment to the Land Reservation Acquisition Map

The Land Reservation Acquisition Map Sheet LRS_003 & 008 is proposed to be amended to include Pondicherry into the Western Parkland City SEPP including the Precinct boundaries of Pondicherry and South Creek West. The map identifies one site for acquisition, being that of a future school. All other land requiring dedication to Council as public land will form part of the negotiated Precinct wide VPA.

Figure 15 (and **Appendix 7**) shows the proposed Land Reservation Acquisition Map.

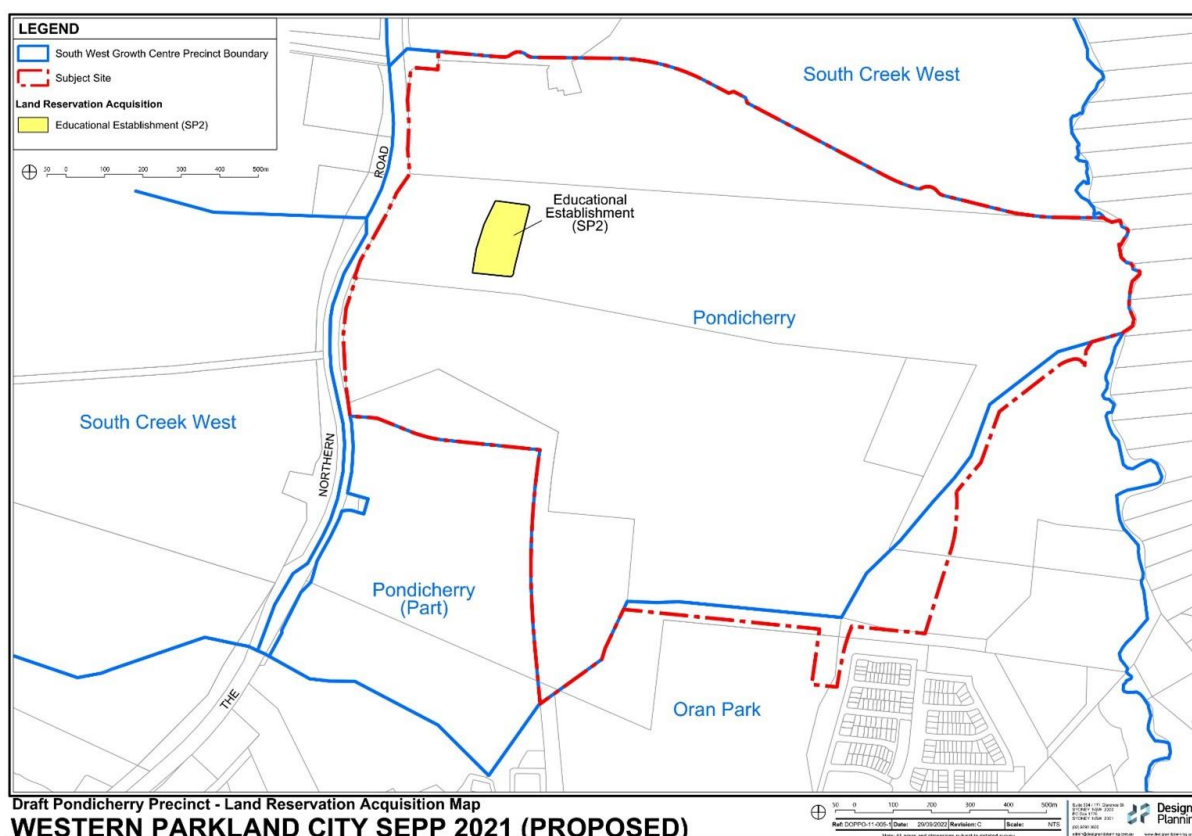


Figure 15: Proposed Land Reservation Acquisition Map

Amendment to the Special Areas Map

The Special Areas Map Sheet SAM_003 & 008 is proposed to be amended to include Pondicherry into the Western Parkland City SEPP including the Precinct boundaries of Pondicherry and South Creek West. The map does not identify any Special Areas within the Pondicherry Precinct, with this map generally relating to the Oran Park Precinct through the provision of Clause 6.6 of the Oran Park Precinct Plan.

Pondicherry Precinct

There are no Special Areas to be defined through the SEPP Mapping within Pondicherry.

Figure 16 (and **Appendix 7**) shows the proposed Special Areas Map.

Oran Park Precinct

The changes required to the Oran Park Precinct special areas mapping correspond with the proposed residential structure and outcomes envisaged at the interface between the Draft Pondicherry ILP and required changes to the Oran Park ILP. This includes reducing the area identified as Land Containing a Riparian Corridor to allow delivery of the Lake Precinct as detailed on the corresponding Draft ILP's. This change also relates to those made to the Riparian Protection Area Mapping.

An Oran Park Precinct Special Areas Map comparison plan is included as Figure 17.

Pondicherry Precinct Planning Proposal

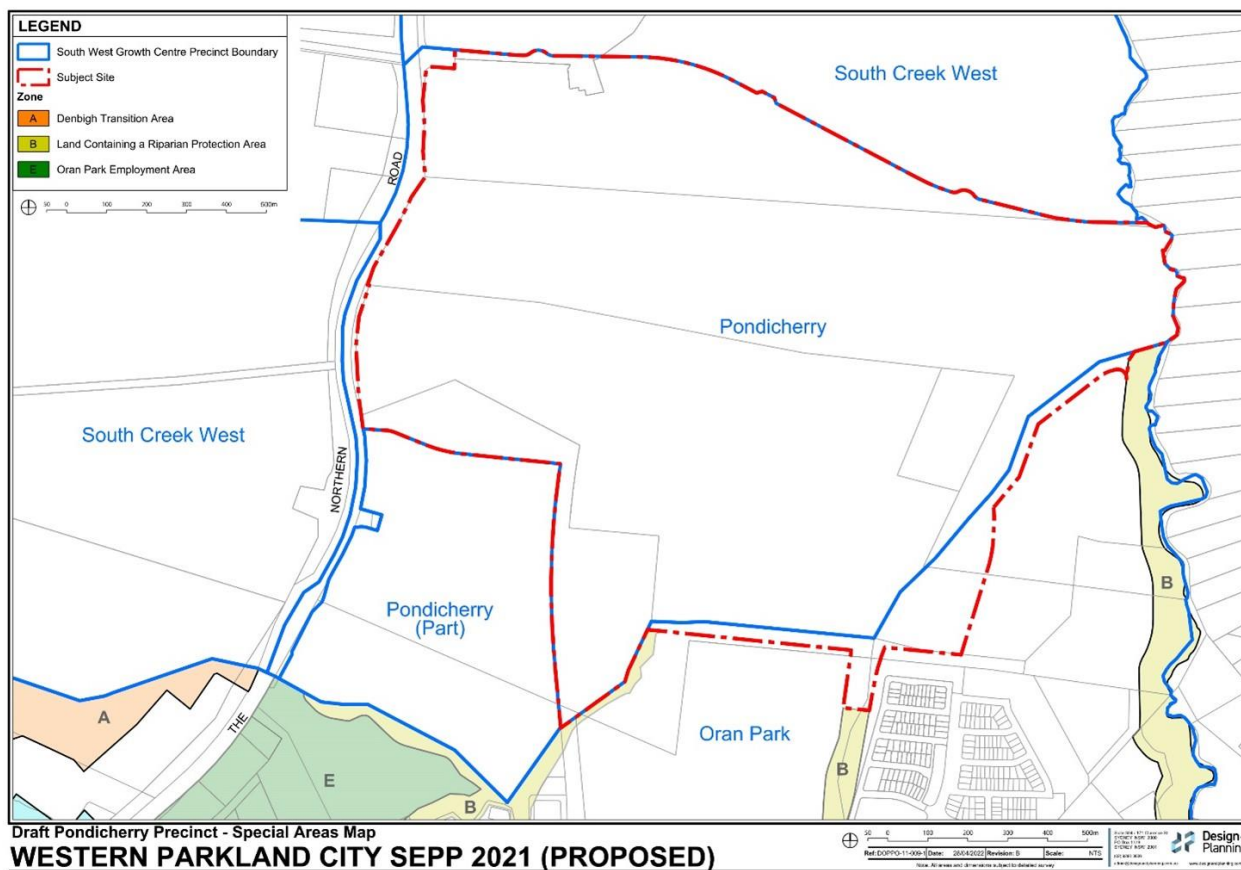


Figure 16: Proposed Special Areas Map

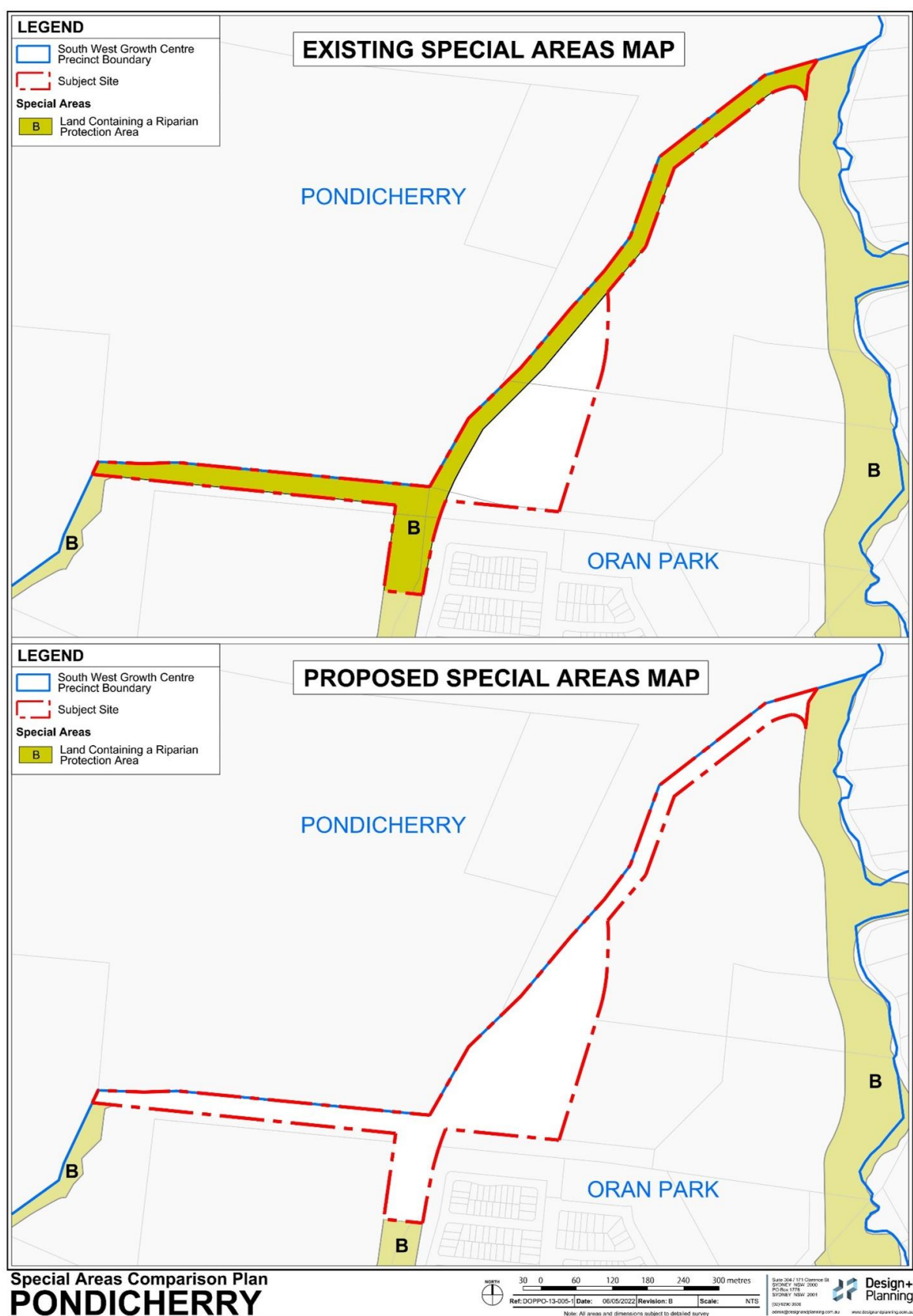


Figure 17: Proposed Oran Park Precinct Special Areas Map Comparison Plan

Amendment to the Native Vegetation Protection Map

The Native Vegetation Protection Sheet Map NVP_003 & 008 is proposed to be amended to include Pondicherry into the Growth Centres SEPP including the Precinct boundaries of Pondicherry and South Creek West. The map identifies the Existing Native Vegetation Area and Native Vegetation Retention Area for the Precinct, with those areas confined to the land zoned C2 Environmental Conservation and outside the defined Lake Precinct.

Pondicherry Precinct

The mapping of Native Vegetation is consistent with the Western Parkland City SEPP, *Appendix 5 Camden Growth Centres Precinct Plan, Part 6, Clause 6.2 and 6.3* which seek to prevent the clearing of certain native vegetation and manage existing native vegetation in accordance with the relevant biodiversity measures of the BC Act 2016.

As detailed by ELA in their biodiversity assessment (**Appendix 21**) the proposed Draft ILP and associated zoning regime achieves requirements of the *(Draft) Growth Centres Conservation Plan 2007* through the retention of Existing Native Vegetation in the *C2 Environmental Conservation Zone*. The restoration of these corridors proposed through the ILP, zoning and Native Vegetation Protection Mapping will provide improved habitat resources and connectivity for the site and ultimately assist native fauna to adapt to changes in the environment resulting from development.

Figure 18 (and **Appendix 7**) shows the proposed Native Vegetation Projection Map.

As part of their assessment ELA was also required to produce an assessment of consistency report which identifies the site as containing 1.6ha of *Existing Native Vegetation (ENV)*, which will be fully protected within the Precinct and contained in land zoned *C2 Environmental Conservation*. This assessment report also proposes amendments to the Biodiversity Certification Mapping to align with the detailed site assessments conducted as part of this rezoning (Figure 19).

Oran Park Precinct

Native Vegetation Protection Mapping was not employed through the Oran Park Precinct, with this precinct instead defining areas of cultural and environmental value as *Riparian Protection Areas*. Refer to *Amendment to the Riparian Protection Area Map*.

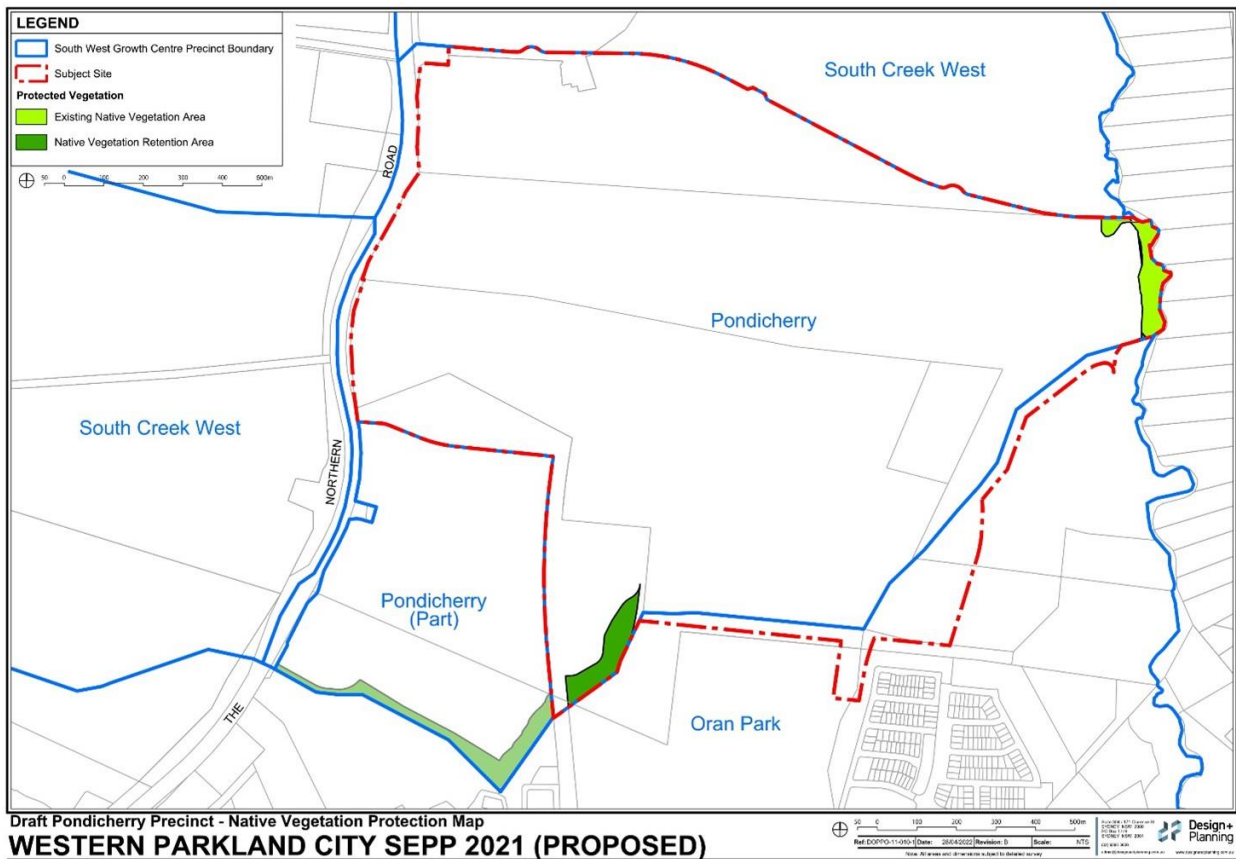


Figure 18: Proposed Native Vegetation Protection Map

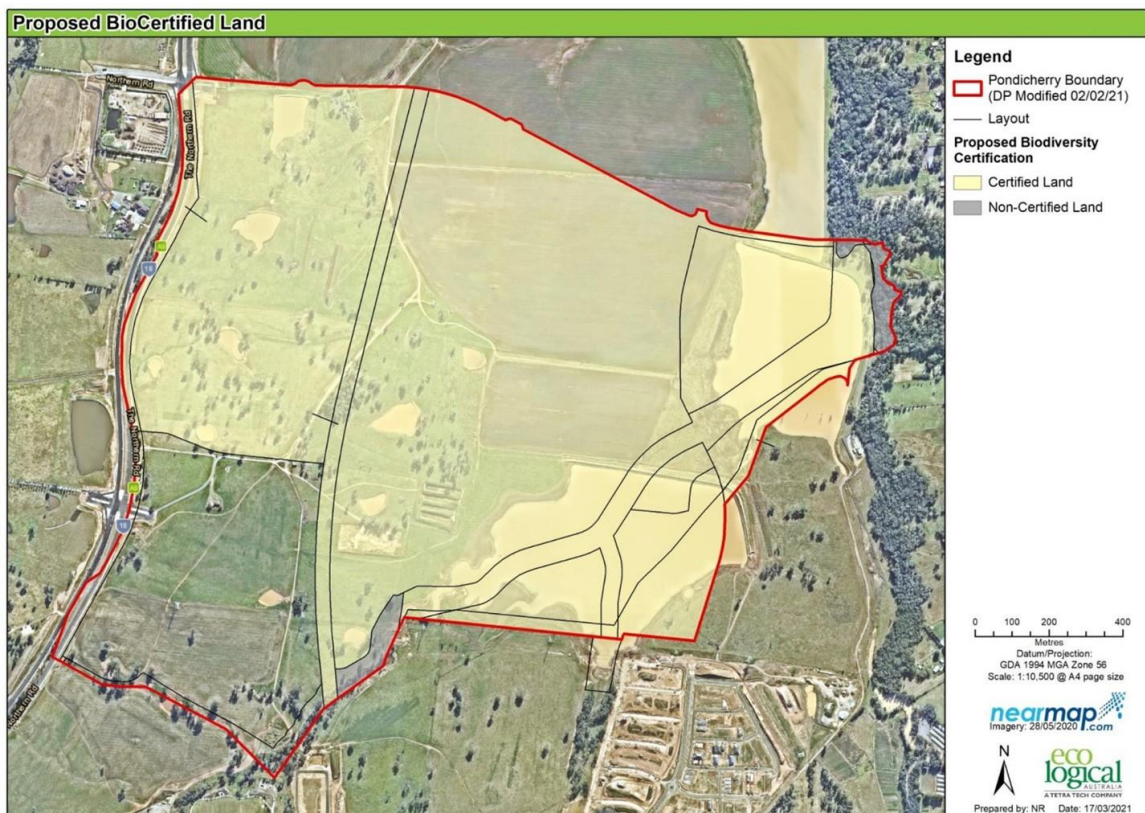


Figure 19: Proposed Biodiversity Certified Land Map

Amendment to the Precinct Boundary Map

The Precinct Boundary Map Sheet PCB_003 & 008 is proposed to be amended to include Pondicherry Precinct into the Western Parkland City SEPP including the Precinct boundaries of Pondicherry and South Creek West. The map identifies the boundary for the Oran Park Precinct, the Pondicherry Precinct and the South Creek West Precinct.

Figure 20 (and **Appendix 7**) shows the proposed Precinct Boundary Map.

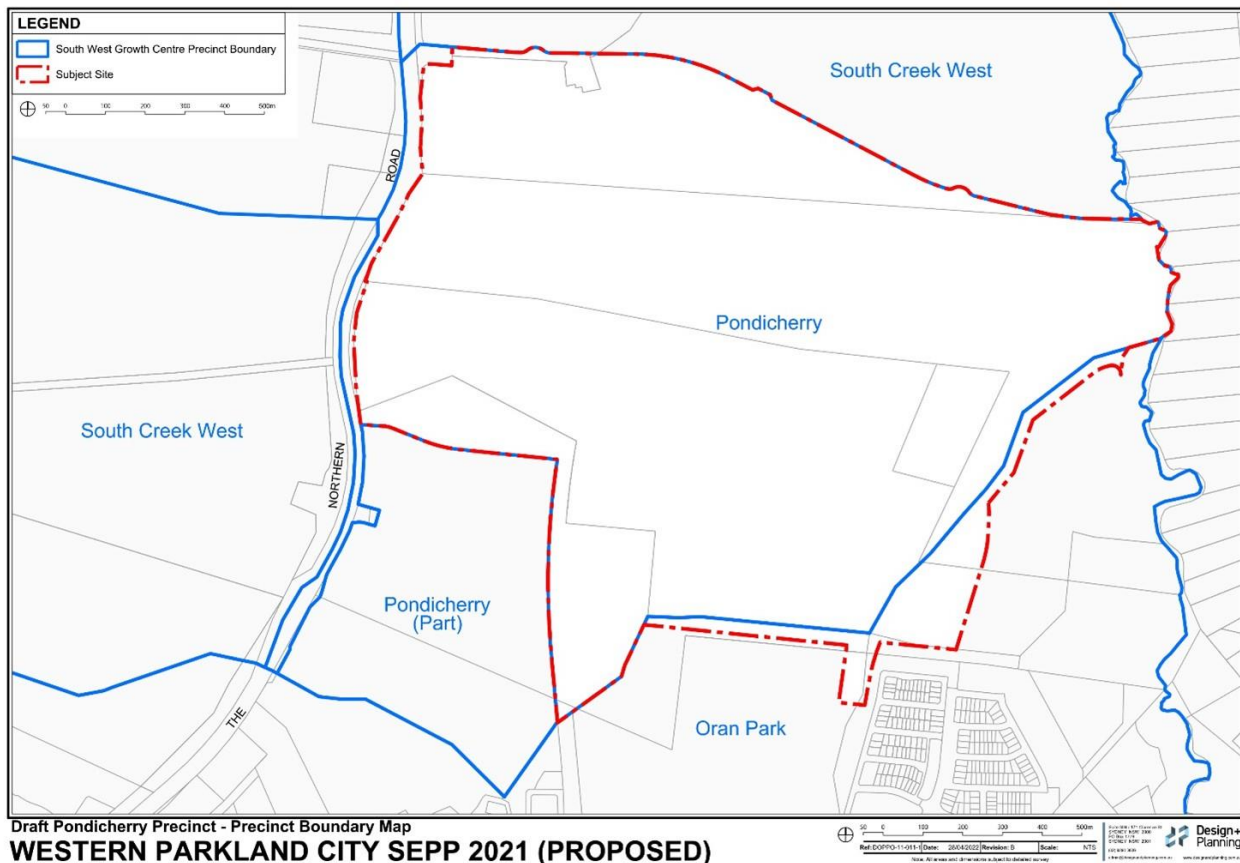


Figure 20: Proposed Precinct Boundary Map

Amendment to the Riparian Protection Area Map

The Riparian Protection Area Map Sheet RDN_003 & 008 is proposed to be amended to include Pondicherry into the Growth Centres SEPP including the Precinct boundaries of Pondicherry and South Creek West.

Pondicherry Precinct

The mapping of Riparian Protection Area is consistent with the defined riparian corridors contained within the Draft Pondicherry ILP.

Figure 21 (and **Appendix 7**) shows the proposed Riparian Protection Area Map.

Oran Park Precinct

The changes required to the Riparian Protection Area Map correspond with the proposed residential structure and outcomes envisaged at the interface between the Draft Pondicherry ILP and required changes to the Oran Park ILP. This includes reducing the area identified as

riparian protection to allow delivery of Lake Precinct as detailed on the corresponding Draft ILP's.

The Lake Precinct seeks to wholly deliver the objectives of ecological sustainable development within an urban setting through design led principle which balance water cycle management, biodiversity and built form objectives and outcomes. The continuation of the waterbody up the lower reaches of Ron's Creek provides flexibility in the ultimate lake water level relative to the natural creek line and topography, while continuing to achieve a diverse ecosystem and the principles of ecological sustainable development within the corridor.

An Oran Park Precinct Riparian Protection Area comparison plan is included as Figure 22.

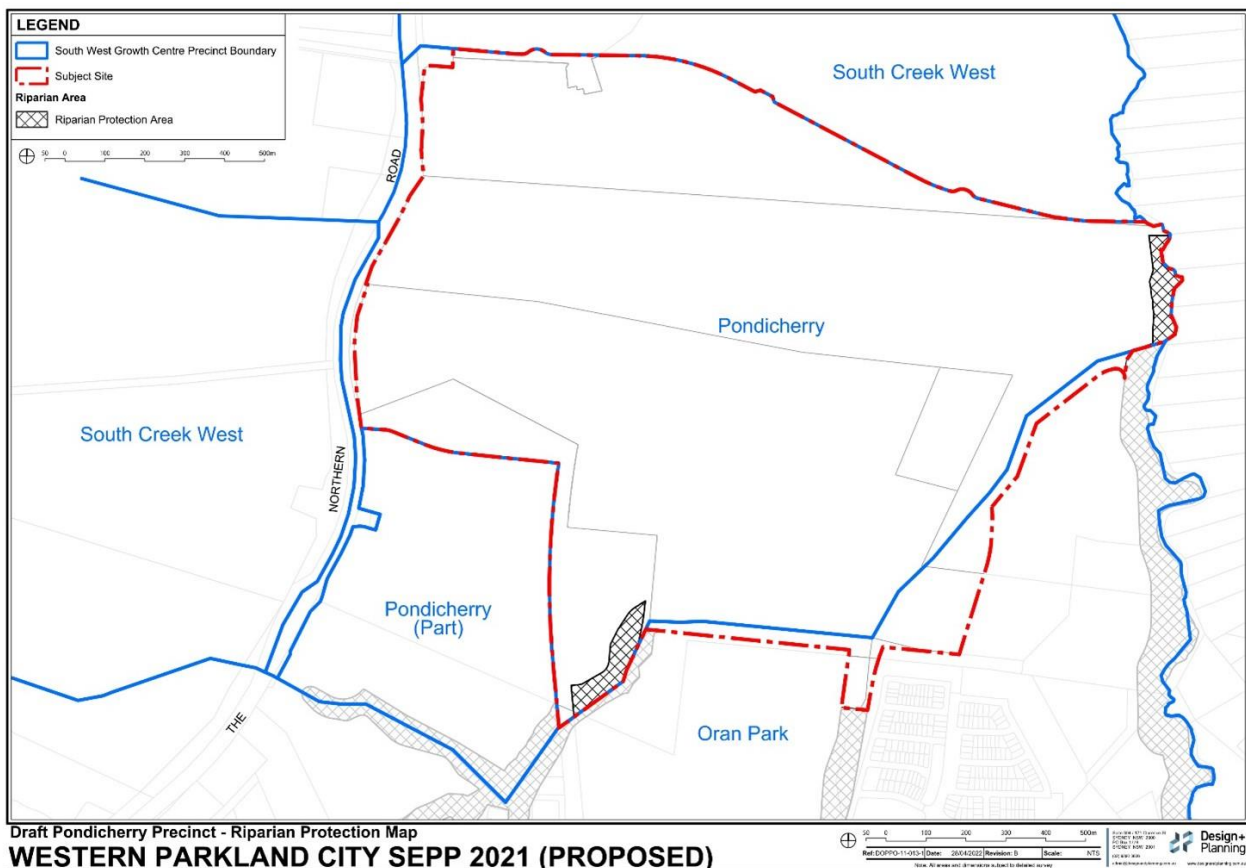


Figure 21: Proposed Riparian Protection Area Map

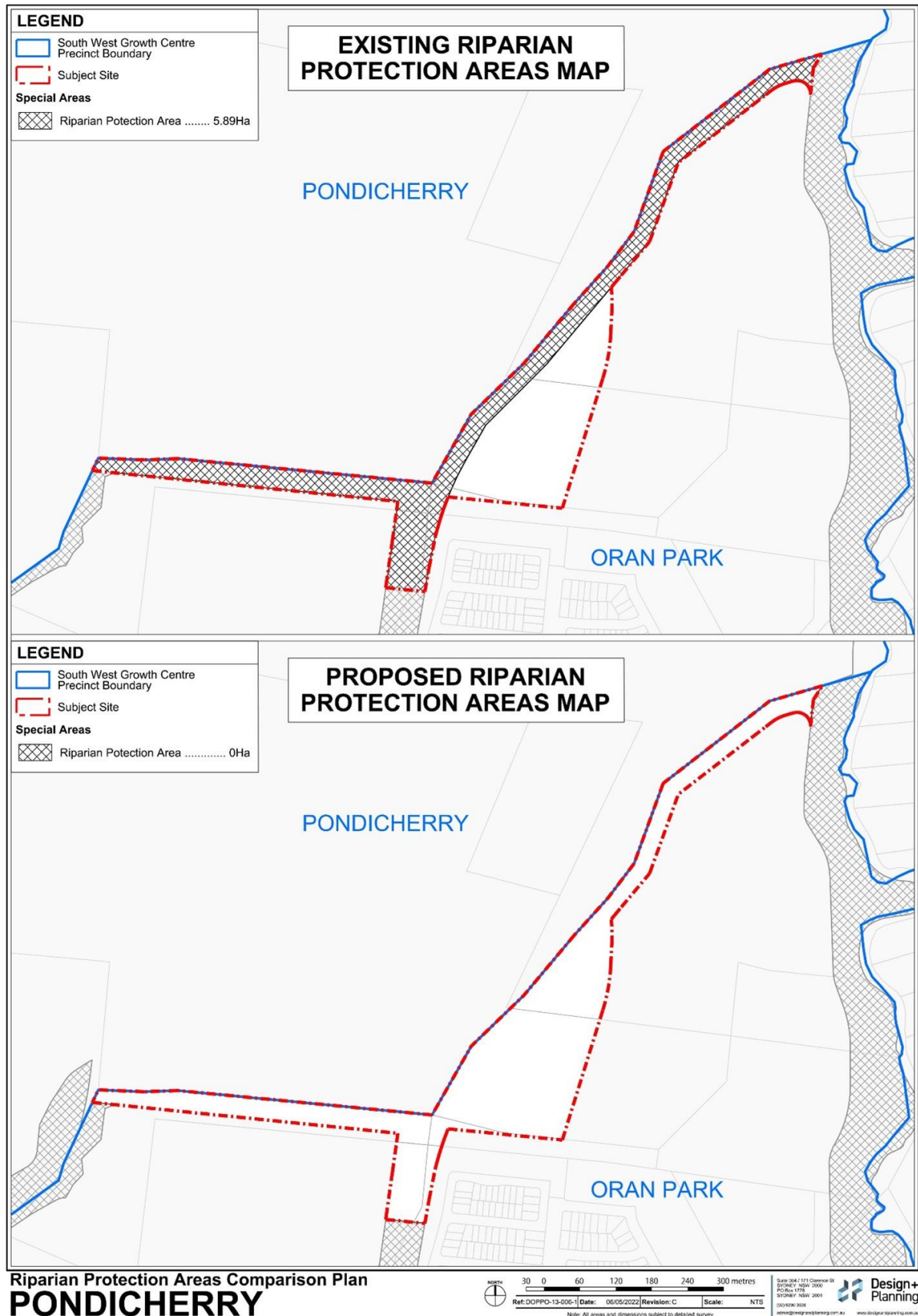


Figure 22: Proposed Oran Park Precinct Riparian Protection Area Comparison Plan

Further Amendments to Appendix 5 Camden Growth Centres Precinct Plan

The proposal seeks to apply density bands to Pondicherry by amending Residential Density Map Sheet RDN_033 & 008 to include Pondicherry into the Western Parkland City SEPP as discussed above. The intent of the density bands is to provide predominately standard medium density residential housing forms surrounding amenity of the local neighbourhood parks, with higher densities including apartments adjacent to the lake and neighbourhood centre. This approach is consistent with that taken in Lowes Creek Maryland and Leppington Stages 2 and 5 and aligns with the strategic direction of Council's Local Strategic Planning Statement (LSPS) and Local Housing Strategy (LHS) to increase housing diversity in the Camden LGA.

At the same time, the proponent maintains a fundamental concern that the application of mapped density bands does not provide adequate flexibility to accommodate adjustment to a development's location following detailed development design at the DA stage.

Therefore, it is intended for Clause 5.3 Development near zone boundaries ('fuzzy line' zone boundary) in Appendix 5 Camden Growth Centres and Precinct Plan to be amended to permit zone boundary flexibility up to 50 metres in the Pondicherry Precinct (as per the East Leppington Precinct provision). This will also include a new provision to apply equal flexibility to a development standard boundary (including density bands), as clause 5.3 does not currently apply to all development standards.

Part 3 – Justification

3.1 Section A – Need for the Planning Proposal

Q1. Is the planning proposal a result of any strategic study or report?

Pondicherry and the adjoining Oran Park are located within the SWGA and form part of the *Western City District* as defined within the *Region Plan*. The *Region Plan* sets the 40-year vision for the growth of Sydney, with the District Plans providing a 20-year plan for the delivery of that vision.

The rezoning of the site for residential development, including local and active open spaces, retention of culturally and ecologically significant riparian corridors and provision of retail and community services to support the community conforms with the objectives and directions of the strategic plans for Sydney.

Q2. Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

Other than through the State Governments PAP process, the planning proposal is the only means of achieving the objectives of the proposed rezoning, being the delivery of land supply and associated community facilities within the SWGA within a timely and efficient manner.

The rezoning of Pondicherry forms a logical extension of the existing Oran Park project with relatively few environmental constraints. As documented in this Planning Proposal report the proposed rezoning will balance those constraints and the delivery of the wider land supply imperatives of the Growth Area.

3.2 Section B – Relationship to Strategic Planning Framework

Q3. Is the planning proposal consistent with the objectives and actions of the applicable regional, sub-regional or district plan or strategy (including any exhibited draft plans or strategies)?

Yes, the Planning Proposal is consistent with the objectives and directions of the relevant Region and District Strategic Plans.

The objectives and directions of the Greater Sydney Region Plan and Western City District Plan applicable to the Planning Proposal have been addressed at **Appendix 1** of this report.

Q4. Is the planning proposal consistent with a council's local strategy or other local strategic plan?

This Planning Proposal is consistent with Council's local strategies as summarised below. Consistency against these strategies is provided in greater detail in **Appendix 1**.

Camden Community Strategic Plan

The Connecting Camden Community Strategic Plan (CSP) 2036 acknowledges that Camden's urban landscape is changing and that there is a need to ensure that everyone has access to quality environments that are well planned and designed, maintained and built to last for future generations. The CSP also acknowledges that the green spaces, natural and rural landscapes, and waterways are special spaces with cultural and heritage values to the community.

The proposal is consistent with the following relevant strategic directions and objectives of CSP:

Key Direction – Liveable

- LB2- Our Public spaces and places are vibrant and accessible:
 - LB2.1 Ensure homes, infrastructure and facilities are well planned, delivered and maintained to create high quality urban and rural environments that meet our diverse needs and response to our climate.
 - LB2.2 Enhance town centres and public spaces.
 - LB2.3 Identify and maintain city heritage and culture.

Key Direction – Prosperous

- P2- Our LGA provides diverse local job opportunities, supported by skills and training pathways to employment.
 - P2.1 Strengthen education, training and career pathways.

Key Direction- Balanced

- B1- Our natural environment and waterways are protected, well maintained and enhanced for community enjoyment;
 - B1.2 Maintain, protect and increase Camden's tree canopy
 - B1.3 Manage the impact and integration of population growth responsibly within our natural environment
 - B1.5 Maintain and enhance the natural environment.

Camden Local Strategic Planning Statement

The Local Strategic Planning Statement (LSPS) was adopted by Council on 14 April 2020. The LSPS is a 20-year planning vision, and includes land use, transport and sustainability objectives to demonstrate how the Camden LGA will change to meet the community's needs over the next 20 years.

The proposal is consistent against the relevant Local Priorities and Actions of the LSPS, as listed below:

Infrastructure and Collaboration:

- **Local Priority 1:** Aligning Infrastructure Delivery with Growth
- **Local Priority 2:** Connecting Camden through Integrated Transport Solutions
- **Local Priority 3:** Planning for the Delivery of the North South West Rail Link Extension
- **Local Priority 4:** Working in Partnership to Deliver a More Liveable, Productive and Sustainable Camden

Liveability

- **Local Priority 1:** Providing Housing Choice and Affordability for Camden's Growing and Changing Population.
- **Local Priority 3:** Providing Services and Facilities to Foster a Healthy and Socially Connected Community.

Sustainability

- **Local Priority 1:** Improving the Accessibility and Connectivity of Camden's Green and Blue Grid and Delivering High Quality Open Space
- **Local Priority 2:** Protecting & Enhancing the Health of Camden's Waterways, and strengthening the Role and Prominence of the Nepean River.
- **Local Priority 6:** Improving Camden's Resilience to Natural Hazards and Extreme Events.

Camden Local Housing Strategy

The Camden Local Housing Strategy was adopted by Council on 12 October 2021. The Camden Local Housing Strategy sets out a plan for housing in the Camden LGA over the next 10 to 20 years. The proposal has been assessed against the Priorities, Objectives and Actions of the draft Strategy. The specific priorities this proposal is considered against are as follows:

- **Objective 1:** There is sufficient planning capacity to meet forecast housing demand.
- **Objective 2:** Precincts in the SWGA are planned and released to align with infrastructure provision.
- **Objective 4:** Neighbourhood design supports healthy and connected communities that are better placed.
- **Objective 5:** Increase Camden LGA's green cover and urban tree canopy.
- **Objective 6:** Housing density is strategically located to activate town centres, promote walkability and optimise infrastructure.
- **Objective 9:** The mix of housing types matches the changing needs and preferences of the community.

Camden Centres and Employment Lands Strategy

The Centres and Employment Land Strategy (CELS) sets out Council's vision for centres and employment land in the Camden LGA over the next 20 years. It draws on a body of evidence to create a set of priorities and objectives specific to the Camden LGA, with associated implementation actions and timeframes.

The relevant objectives of the CELS are as follows:

- Direction 1: A network of successful. Integrated and attractive retail centres.
- Guiding Criteria for Planning Proposals 3 – Proposed Centres in greenfield areas should be established early in the development process.

Draft Greener Places, Healthier Waterways: A Vision for the Camden Green and Blue Grid

The draft Greener Places, Healthier Waterways: A Vision for the Camden Green and Blue Grid (draft vision) outlines Council's approach to join and enhance green open spaces, biodiversity corridors, riparian areas and natural bushland (the Green Grid) using creeks, rivers, lakes and streams (the Blue Grid) as the backbone for these connections.

The relevant objectives of the draft vision are as follows:

- 1. Create linear open space 'Green Grid' corridors to promote walking, cycling and public transport usage and to provide important habitat corridors for animals and wildlife.
- 3. Create more east-west links of trees and vegetation across the local grid to connect Town Centres and river and creek systems- This will provide a steppingstone of habitats for animals to move between as well as provide shade for people to move about their local areas.
- 4. Keep existing farm dams and wetlands when designing new and future suburbs- these will provide a water source for wildlife and create a focal point within new open spaces for people to enjoy.
- 5. Use the electricity easements as green links by vegetating these areas with low native planting- offering new walking and cycling tracks for people to use as well as creating new biodiversity links for wildlife.
- 8. Retain and restore vegetation around South Creek and Kemps Creek when planning for development.

Q5. Is the planning proposal consistent with applicable State Environmental Planning Policies?

A review of the Planning Proposal and its intended outcomes and objectives against all relevant SEPPS is provided at **Appendix 2**.

The review has demonstrated that the proposal is consistent with all relevant and applicable SEPPS.

Q6. Is the planning proposal consistent with applicable Ministerial Directions (s9.1 Directions)?

A review of the Planning Proposal and its intended outcomes and objectives against all current Ministerial Directions is provided at **Appendix 3**. The Planning Proposal is consistent with the relevant Ministerial Directions.

3.3 Section C – Environmental, Social and Economic Impact

Q7. Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?

The Biodiversity Assessment provided at **Appendix 21** provides an assessment of the biodiversity values of the site including the likely presence of threatened species, endangered ecological communities, vegetation conditions and habitat values.

As shown in Figure 18 much of the Pondicherry site is biodiversity certified, excluding the South Creek Corridor and a portion of the northern farm dam, with Existing Native Vegetation contained in the South Creek Corridor. The existing vegetation in the South Creek corridor will be retained through the implementation of an environmental conservation zone and Native Vegetation Protection Map within the Western Parkland City SEPP, with boundaries determined as part of the conducted on-site investigations and validation.

The protection through zoning and restoration of identified riparian corridors will provide improved habitat resources and connectivity for the site and ultimately assist native fauna to adapt to changes in the environment resulting from development. These corridors also provide the opportunity for the provision of nest boxes and relocation of lost hollows due to development, with such recommendations to be made during the DA process.

Q8. Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?

Potential environmental impacts from the development of Pondicherry will be managed through the provisions and controls contained within the Western Parkland City SEPP and Camden Growth Centre DCP, as described below.

Stormwater and Flooding

Pondicherry is defined by two drainage catchments which flow to Lowes Creek (western catchment) and South Creek (eastern catchment).

The water cycle management strategy adopted for the Draft ILP is most significantly defined by the Lake Precinct (eastern catchment). The Lake Precinct will replace existing water bodies (farm dams) on site and performs a combined stormwater detention and catchment management function while also contributing to heat island offsets through the holding of water in the environment.

The western catchments will be managed through the delivery of two combined detention and bio-retention basins. The basins will be designed to manage the 100-year storm events of the catchment and treat the water to the water quality treatment targets outlined by Council.

Detailed assessment of the stormwater design and modelling has been undertaken following the issue of a Gateway Determination to ensure consistency with Council's Upper South Creek Regional Flood Model Framework. This review has determined that stormwater design and modelling is consistent with the regional framework and has satisfied the conditions of the Gateway Determination.

Traffic Impacts

The Proposal is supported by a traffic and transport study report which assessed the traffic impact of Pondicherry in the context of the South West Growth Area, including future development of Oran Park, Lowes Creek Maryland and South Creek Precinct to 2036.

Further consultation with TFNSW regarding traffic modelling will be undertaken during the public exhibition stage, to ensure adequate traffic and transport outcomes are achieved through the draft ILP and relevant development controls.

Aboriginal Heritage

Five Aboriginal Archaeological sites and two areas of potential archaeological deposit (PAD) have been identified in Pondicherry. These sites were identified as displaying scientific significance ranging from low to moderate. According to the draft ILP, all sites containing Aboriginal objects would be harmed by future development.

To mitigate impacts on Aboriginal Archaeological sites, an Aboriginal Heritage Impact Permit (AHIP) will be required from heritage NSW prior to any works being undertaken on the site. An application for an AHIP will need to detail recommended actions to be taken before, during and after an activity to manage and protect any Aboriginal objects and places.

The draft DCP provision for Aboriginal archaeology includes controls that require and Aboriginal Archaeology and Cultural Heritage Interpretation Plan to be submitted with the first DA for the site to detail ways for people to respect existing Aboriginal heritage.

The Aboriginal Heritage Assessment advised that Aboriginal Heritage in Pondicherry should be focused on maintaining continuity of movement along the South Creek riparian corridor. This reflects the significance of the corridor to Aboriginal people. Provisions included in the draft DCP seek to facilitate the restoration of the South Creek corridor's biodiversity values and role as a movement corridor.

Riparian Corridor

Eleven first-order, four second order and one third-order stream are located within the boundary of Pondicherry. Of these, three of the higher order streams have distinctive bed, bank and aquatic habitat and are defined as a 'river' under the Water Management Act.

This Planning Proposal seeks to support the rehabilitation and embellishment of riparian corridors within the precinct, including the South Creek Corridor.

The proposed riparian corridors will be delivered in accordance with a Vegetation Management Plan (VMP) to be produced as part of future Development Applications(s). A VMP will be detailed in accordance with the Riparian assessment conducted by Eco Logical Australia included with this report and will facilitate the revegetation of these environmentally sensitive and culturally significant corridors. A suitable maintenance period will also be established within the VMP to ensure the intended outcomes are achieved including the provision of enhanced water quality and biodiversity and improved habitat resources and connectivity for the site to assist native fauna adapt to changes in the environment resulting from development.

The riparian corridors are proposed to be zoned *C2 Environmental Conservation* and identified on the riparian protection area map to ensure the objectives of the Precinct Plan are delivered through the development process.

Bushfire Risk

Pondicherry was referred to the NSW Rural Fire Service during the initial notification period. No objection was raised, but recommendations were made regarding perimeter road widths and Asset Protection Zones. The draft DCP controls will ensure these recommendations are implemented at the DA stage.

Odour

An Odour Impact assessment identified six uses in the vicinity of the subject site that have the potential to impact on Pondicherry. These include three chicken farms, a turkey farm and two composting facilities. The Assessment states that these odour sources would not create odour to a level that would adversely impact on the amenity of future residents and impede the rezoning of Pondicherry. The draft DCP includes an odour impact area figure.

Noise and Vibration Assessment

Five key noise sources were identified as having potential impacts on the Pondicherry Precinct. This includes road traffic noise associated with The Northern Road and Sub-Arterial Roads; Future rail noise associated with the potential future North-South Rail line; industrial noise emanating from the Oran Park employment to the south of the Tranche 41 site; recreation areas noise and Aircraft noise associated with the Camden Airport and future Western Sydney Airport.

Adequate mechanisms are in place to mitigate the adverse impacts relating to these noise sources.

In relation to the traffic noise from The Northern Road, current provisions relating to noise attention measures in Section 2.3.9 – Noise of the Camden Growth Centre Precincts DCP including the provision of noise mounds, building orientation and design and the use of landscaping are in line with the recommendations made in the Noise and Vibration Assessment. The draft ILP also provides a range of opportunities for noise attenuation along The Northern Road and the sub-arterial and collector roads, such as designing internal roads to enable orientation of dwellings on corner lots to face local roads.

In relation to industrial noise, a noise assessment report would be required at the DA stage in accordance with requirements of the Oran Park B DCP for employment area.

To mitigate rail noise and vibration, additional acoustic requirement have been included in Schedule 7 of the DCP in accordance with the Interim Guideline- Development Near Rail Corridors and Busy Roads.

Q9. Has the planning proposal adequately addressed any social and economic effects?

Social Effects

This Planning Proposal is supported by the technical study conducted by Elton Consulting which has assessed the existing demographics of the locality, the likely demographics of the future Pondicherry community and the needs generated by that future community. The Draft ILP responds to this assessment through the delivery of active and passive open space, schools, childcare, retail uses and well connected active transport network to meet the needs of the future community, with other high order services, including healthcare, aged care, higher education, emergency services and community resources being delivered, or already delivered within Oran Park and surrounding centres.

Economic Effects

The economic effects of the Planning Proposal are varied with increased housing supporting the planned centres and employment areas of the SWGA and particularly Oran Park Town and the future centre to the north. The growing focus and Government commitment toward the Western Sydney Airport and the anticipated 200,000 jobs is expected to entice large volumes of people to the South West of Sydney. The Planning Proposal seeks to deliver residential accommodation for this anticipated future demand.

3.4 Section D – State and Commonwealth Interests

Q10. Is there adequate public infrastructure for the planning proposal?

This Planning Proposal seeks to deliver on the imperatives of the SWGA through the rezoning of land for residential development. The site is located adjoining the established area of Oran Park Town and will benefit from the significant infrastructure investments made to date with minimal additional investment required prior to residential construction. A critical benefit therefore of the Planning Proposal is the increased utilisation of recent infrastructure investment and the benefit this brings to Government through mechanisms such as the Special Infrastructure Contribution. Of note the site is well serviced by the surrounding upgraded arterial road network (The Northern Road, Camden Valley Way) and essential services (water, sewer, telecommunications, gas, electrical) along with social infrastructure delivered within the expanding Oran Park Town.

Q11. What are the views of state and Commonwealth public authorities consulted in accordance with the Gateway determination?

The following state public authorities have been consulted with as part of the design and planning for Pondicherry, with each indicating support for the proposal:

- NSW Department of Planning, Infrastructure and Environment
 - NSW Natural Resource Access Regulator;
- School Infrastructure NSW; and
- Transport for NSW.

The Gateway Determination requires the following public authorities to be consulted with:

- NSW Rural Fire Service (RFS);
- Emergency services: Police, Ambulance and Fire Brigade;
- State Emergency Services;
- NSW Department of Education – School Infrastructure;
- Environment and Heritage Group (EHG) DPIE - Biodiversity, Conservation and Science;
- Transport for NSW;
- Heritage NSW;
- Sydney Water;
- Natural Resources Access Regulator (NRAR); and
- NSW Environmental Protection Authority.

Part 4 – Mapping

As outlined in *Part 2 - Explanation of Provisions*, the following maps in the Western Parkland City SEPP will require amendment:

- Development Control Map: Sheet DVC_003 & 008
- Floor Space Ratio Map: Sheet FSR_003 & 008
- Heritage Map: Sheet HER_003 & 008
- Height of Buildings Map: Sheet HOB_003 & 008
- Land Application Map: Sheet LAP_003 & 008
- Land Reservation Acquisition Map: Sheet LRA_003 & 008
- Lot Size Map: Sheet: LSZ_003 & 008
- Special Areas Map: SAM_003 & 008
- Land Zoning Map: LZN_003 & 008
- Native Vegetation Protection Map: NVP_003 & 008
- Precinct Boundary Map: PCB_003 & 008
- Residential Density Map: RDN_003 & 008
- Riparian Protection Area Map: RPN_003 & 008

These proposed SEPP Maps are included in **Appendix 7**.

Part 5 – Community Consultation

Initial Notification

The proposal was placed on initial notification from 5 to 19 May 2021. Adjoining and nearby properties were notified by mail, and a notice was placed on Council's website. No submissions from the community were received.

Initial consultation with public agencies has also been undertaken, with eight agency submissions received, raising a number of points for consideration, but no objections with further consultation with agencies to occur at the public exhibition stage.

Public Exhibition

The Planning Proposal will be placed on public exhibition for a period of 28 days from 8 April to 6 May 2024 in accordance with the requirements of the Gateway Determination.

On 14 September 2021, Council endorsed the Camden Community Participation Plan 2021 (CPP). The CPP identifies that where a draft Planning Proposal demonstrates strategic merit, the Gateway report to Council will recommend the community participation methods for the public exhibition.

On 13 December 2022, Council endorsed the draft Planning Proposal to proceed to Gateway Determination. The Gateway report to Council recommended the community communication and engagement methods in Table 2:

Phase	Communication	Engagement
Phase 1 Public Exhibition	<ul style="list-style-type: none"> • Media Release • Notification Letters • Economic Development E-news • Mayoral message • Social Media 	<ul style="list-style-type: none"> • Your Voice Camden project page • Subscriber notification of exhibition • Document displays • Notify preliminary engagement participants
Phase 2 Post Exhibition	<ul style="list-style-type: none"> • Councillor Briefing/Council report (if required) • Media Release • Acknowledge submissions • Economic Development E-news 	<ul style="list-style-type: none"> • Your Voice Camden project page updates • Clarify submissions where required

Table 3: Community communication and engagement methods

The Planning Proposal will be publicly exhibited in accordance with the Gateway Determination. The exhibition material will be available at:

- Council Administration Centre, 70 Central Avenue, Oran Park (Hard Copy)
- Narellan Library, Queen Street, Narellan (Hard Copy);
- Camden Library, John Street, Camden (Hard Copy);
- Your Voice Camden webpage (Electronic Copy).

Prior to the public exhibition period, a notification letter will also be sent to landowners in the vicinity of the subject site to advise of the Planning Proposal exhibition and invite comment.

Part 6 – Project Timeline - update

Action	Timeframe
Anticipated commencement date (date of Gateway Determination)	24 July 2023
Anticipated timeframe for the completion of required technical information	March 2024
Timeframe for Government agency consultation (pre and post exhibition as required by Gateway Determination)	April / May 2024
Commencement and completion dates for public exhibition period	8 April to 6 May 2024
Dates for public hearing (if required)	Not Applicable
Timeframe for consideration of submissions	May / June 2024
Timeframe for the consideration of a proposal post exhibition	May / June 2024
Post exhibition report to Council (if required)	July 2024
Date of submission to the Department to finalise the LEP	July 2024
Final Precinct planning document drafting (legal and Parliamentary Council)	August / September 2024
LEP amendment gazetted, DCP adopted	September / October 2024

Table 4: Project Timeline

Part 7 – Conclusion

This Planning Proposal seeks to rezone land for urban development within the Pondicherry Precinct of the SWGA, located in the Camden LGA. The submission is made inclusive of a Draft Indicative Layout Plan which has been developed through consultation of various specialist consultants and analysis of the site's inherent opportunities, constraints and unique characteristics. A Draft Camden Growth Centre Precincts DCP (Pondicherry Precinct) Schedule is also enclosed. Required amendments to the Oran Park Precinct mapping of the Western Parkland City SEPP and Oran Park DCP are also included providing a comprehensive package which delivers a coordinated development outcome at the interface of these two Precincts.

The adoption of this Planning Proposal would be consistent with the intent, objectives and principles of the Greater Sydney Region Plan, the Western City District Plan and the Camden Council Local Strategic Planning Statement. The rezoning will deliver 242ha of urban development within the SWGA with a population in the order of 7,840 to 8,830 people and will form a natural extension of the Oran Park project which offers a high level of self-containment through a range of living options, schools, shops, community facilities and services, open space and employment opportunities.

The proposal will require amendment to the Camden Local Environmental Plan 2010, facilitated through an amendment under the State Environmental Planning Policy (Precincts – Western Parkland City) 2021.

Part 8 – Appendices

Appendix 1: Assessment against Regional, District and Local Strategic Plans

Appendix 2: Assessment against State Environmental Planning Policies

Appendix 3: Assessment against s9.1 Ministerial Directions

Appendix 4: Public Agency Submissions Response Table December 2022

Appendix 5: Gateway Determination

Appendix 6: Indicative Layout Plan

Appendix 7: Western Parkland City SEPP Maps

Appendix 8: Pondicherry Precinct DCP

Appendix 9: Amended Oran Park ILP and Amended Oran Park DCP

Appendix 10: Panel Report and Minutes 21 June 2022

Appendix 11: Council Report and Minutes 13 December 2022

Appendix 12: Housing Market Assessment

Appendix 13: Landscape & Visual Assessment

Appendix 14: Social Infrastructure Assessment

Appendix 15: Land Capability

Appendix 16: Geotechnical Investigation

Appendix 17: Preliminary Site Investigation

Appendix 18: Aboriginal Heritage Assessment

Appendix 19: European Heritage Assessment

Appendix 20: Flooding & Water Cycle Management Assessment

Appendix 21: Biodiversity Assessment

Appendix 22: Riparian Assessment

Appendix 23: Bushfire Strategic Study

Appendix 24: Traffic & Transport Study

Appendix 25: Utilities Servicing Plan

Appendix 26: Utilities Implementation Plan

Appendix 27: Odour Impact Assessment

Appendix 28: Noise and Vibration Assessment

Appendix 29: Pondicherry Tree Strategy

Appendix 30: Housing Typologies

Appendix 31: Biodiversity Consistency Report

Appendix 32: Retail and Employment Assessment

Appendix 33: Advice on Additional Neighbourhood Centre

Appendix 34: Lake Precinct Water Management Act Assessment

Appendix 35: TransGrid Easement Masterplan

Appendix 36: Peer Review of Flooding and Watercycle Management Report



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